

# **REMONSTRATION AGAINST**

## **Northpoint II PUD**

*Location*

183.5 acres +/- on the north side of SR 38  
between Anthony Road and Hinkle Road  
Westfield, IN 46062

*Petitioner*

Northpoint Owners, LLC

*Petition*

2008-PUD-09 Requesting Land Use Change  
*from* existing Agriculture/Single-Family Rural  
*to* Industrial, Commercial and Single-Family High Density

*Ordinance*

20-25

*Date*

February 2, 2021

**PREPARED BY**

**Citizens of the Northeast Rural Residential Area**

(See Appendix B for all 183 Citizens)

---

## Executive Summary

We, citizens of the *Northeast Rural Residential* ("NRR") district and surrounding area ("NRR Citizens"), implore Westfield's Advisory Plan Commission ("APC"), City Council and any other planners within the City of Westfield ("Westfield") to vote against Northpoint Owners, LLC's, ("Northpoint Owners") Petition No. 2008-PUD-09, an unnatural, out-of-place plan. Put simply, the NRR district will be ruined forever if the APC and City Council pass such an abomination. We object on the grounds that 2008-PUD-09 shows a blatant disregard for the Westfield-Washington Township Comprehensive Plan ("Comp Plan") and, further, violates all 5 elements of Indiana Code IC 36-7-4-603 as follows:

1. **IC 36-7-4-603 (1) (shall pay reasonable regard to the comprehensive plan):** 2008-PUD-09 violates all aspects of the NRR district specified in the Comp Plan. It does not promote rural residential development. It violates the rural character and open space by introducing commercial congestion. It disregards our Black History and Native American History. It presents unnecessary development pressure in a location that the Comp Plan said would be the last to face such pressure.
2. **IC 36-7-4-603 (2) (shall pay reasonable regard to the current conditions and the character of current structures and uses in the NRR district):** 2008-PUD-09 violates the current character and uses in the *Northeast Rural District*. 2008-PUD-09 would forever destroy the tiny NRR district's current rural residential culture. It threatens our environmental resources. It would destroy our wetlands and associated groundwater supply - a critical resource upon which the entire NRR district (and beyond) draw their vital potable water. It would introduce traffic congestion. It would introduce noise, light and air pollution. It would replace quiet, calming rural residential serenity with active, hectic commercial chaos. It would destroy the historic barn.
3. **IC 36-7-4-603 (3) (shall pay reasonable regard to the most desirable use for which the land in each district is adapted):** 2008-PUD-09 does not propose a single acceptable land use specified in the Comp Plan for the NRR district. Its inflexible designs run counter to maximizing open space. It disrespects the natural features. It does not seek to preserve its historically significant barn. It will not preserve its wetlands. It will not preserve the night sky by limiting lighting and,

**NRR CITIZENS' REMONSTRATION AGAINST NORTHPOINT II PUD**  
**(PETITION NO. 2008-PUD-09, ORDINANCE NO. 20-25)**

---

in fact, will eliminate the residents' personal quiet comfort of viewing the night sky.

4. **IC 36-7-4-603 (4) (shall pay reasonable regard to the conservation of property values throughout the jurisdiction):** 2008-PUD-09 would confiscate personal property value of a sampling of 55 homes surrounding it by nearly \$9,000,000.00. It would not conserve property values. It would devalue properties by 30%. It would set household net worth back by an average of \$160,000.00, or approximately 1.6 years worth of the average household income in Hamilton County.
5. **IC 36-7-4-603 (5) (shall pay reasonable regard to responsible development and growth):** 2008-PUD-09 is the model example of irresponsible development. It disregards the Comp Plan. It tears apart the natural beauty of Hamilton County - a quality it holds dear. Not a single surrounding property owner supports it.

The NRR Citizens' remonstrations against 2008-PUD-09 demonstrates how it fails to meet all 5 criteria specified in Indiana Code 36-7-4-603 and also violates the policies, zoning considerations and implementation plans of the Comp Plan. As a result of these shortcomings at every single level, the APC and City Council have no choice but to reject 2008-PUD-09. Furthermore, any other PUDs that attempt to reclassify land use other than Rural Residential or Agricultural in this area or any other land in the NRR district should be rejected on the same grounds. Consequently, **the NRR Citizens - all 183 respondents - are united in imploring the APC and City Council to REJECT 2008-PUD-09 outright.**

---

# Table of Contents

<b>1 Introduction</b>	<b>1</b>
1.1 Basis for Frustration	1
1.2 Basis for Concern	2
1.3 Basis for Denial of 2008-PUD-09	2
<b>2 Indiana Code 36-7-4-603(1) Violations</b>	<b>4</b>
2.1 Indiana Statute Reference	4
2.2 Basis for 2008-PUD-09 Violations of Comp Plan	4
2.2.1 Noncompliant with NRR District Land Use	4
2.2.2 NRR District is Presented with Unwarranted Development Pressure	6
2.2.3 Disregard for Agricultural Conversion Rules in the NRR District	8
2.2.3.1 Conservation Plan Step 1: Development of a Site Analysis Map	8
2.2.3.2 Conservation Plan Step 2: Conduct a Site Inspection	10
2.2.3.3 Conservation Plan Step 3: Conservation and Development Areas Map	10
2.2.3.4 Conservation Plan Step 4: Final Conservation Plan	11
2.3 Conclusion	11
<b>3 Indiana Code 36-7-4-603(2) Violations</b>	<b>13</b>
3.1 Indiana Statute Reference	13
3.2 2008-PUD-09 Points of Non-Compliance	13
3.2.1 Disregard for Current Conditions and Character of Current Structures	14
3.2.2 Threat to the NRR Citizens Water Supply	16
3.2.3 Introduction of Never-Before Seen Pollution	16
3.3 Conclusion	17
<b>4 Indiana Code 36-7-4-603(3) Violations</b>	<b>18</b>
4.1 Indiana Statute Reference	18
4.2 2008-PUD-09 Points of Non-Compliance	18
4.2.1 Disregard for Acceptable Land Use Options in the NRR District	18

---

**NRR CITIZENS' REMONSTRATION AGAINST NORTHPOINT II PUD**  
**(PETITION NO. 2008-PUD-09, ORDINANCE NO. 20-25)**

---

4.2.2 Disregard for Acceptable Land Use Zoning in the NRR District	19
4.3 Conclusion	19
<b>5 Indiana Code 36-7-4-603(4) Violations</b>	<b>21</b>
5.1 Indiana Statute Reference	21
5.2 2008-PUD-09 Points of Non-Compliance	21
5.2.1 Surrounding Property Conservation Value Baseline Study	21
5.2.2 Surrounding Property Devaluation	22
5.3 Conclusion	22
<b>6 Indiana Code 36-7-4-603(5) Violations</b>	<b>23</b>
6.1 Indiana Statute Reference	23
6.2 2008-PUD-09 Points of Non-Compliance	23
6.2.1 Change.org Online Petition	24
6.2.2 Door-to-Door Petition of the NRR District and Greater Affected Area	25
6.2.3 Hamilton County Comprehensive Plan Survey Results	26
6.3 Conclusion	27
<b>7 Conclusion and Recommendation</b>	<b>28</b>
<b>8 References</b>	<b>29</b>

## List of Tables

Table 1.	Summary of 1,950 Acres of Currently Available Commercial/Industrial Zone Real Estate in Washington Township and Amount Northpoint Owners is Attempting to Convert
Table 2.	Current Residential Market Value and Devaluation Estimate of Each Residence if 2008-PUD-09 is Approved

---

## List of Figures

- Figure 1      Westfield-Washington Township Land Use Concept Map  
Figure 2      Locations (blue dots) of nearly 2,000 acres of currently available, properly  
                     zoned Commercial/Industrial property throughout Washington Township  
Figure 3      Map of NRR Citizens' Objections to 2008-PUD-09

## List of Appendices

- Appendix A   House-to-House Petition for City of Westfield to Reject *Ordinance 20-25*  
Appendix B   Change.org Petition to Stop Northpoint II
-

# 1 Introduction

We, citizens of the *Northeast Rural Residential* district and surrounding area (“NRR Citizens”), implore Westfield’s Advisory Plan Commission (“APC”), City Council and any other planners within the City of Westfield (“Westfield”) to vote against Northpoint Owners, LLC’s, (“Northpoint Owners”) Petition No. 2008-PUD-09 due to its unnatural, out-of-place plan. Put simply, 2008-PUD-09 will ruin our *Northeast Rural Residential* (“NRR”) district’s rural character forever if the APC and City Council pass such an abomination. As such, the NRR Citizens are both frustrated and concerned.

## **1.1 Basis for Frustration**

During the Northpoint I Commercial/Industrial Park PUD negotiations, the NRR Citizens were led to believe that commercial, industrial and high-density residential would not intrude into the north side of State Route (“SR”) 38. But, a few years after Northpoint I passed, Northpoint II 2008-PUD-09 comes along and does just that.

By presenting an out-of-place, unwanted industrial park that comes nowhere close to meeting the NRR district’s unique natural qualities, the Northpoint Owners have completely disregarded the well-established Comp Plan. As the Comp Plan states on page 31, the NRR district holds these natural qualities in high regard as it is characterized by precisely the opposite of what the Northpoint Owners intend:

*“The policy of this plan is that these areas [Northeast Rural Residential district] will be designated as rural for the foreseeable future. In particular, the development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the general policies.”*

After reviewing the revisions to 2008-PUD-09, we firmly believe that the Northpoint Owners fully intend to violate the contiguity policy. They are banking on convincing the APC and City Council that their plan is a good one - one that will generate little to no conflict with the public.

But they are wrong.

### **1.2 Basis for Concern**

By outright dismissing the Comp Plan, we are concerned that the Northpoint Owners will attempt to obfuscate the NRR district's hardline boundary of SR 38. We will not stand for their games. We will fight to maintain our community's commitment to preserve the NRR district's well-established rural and agricultural boundary at SR 38.

Should 2008-PUD-09 be approved, it would be an abomination to the NRR Citizens, the framers of the Comp Plan and the larger community as a whole. It would set a precedent for development clear north to 216th St, thereby rendering the NRR district nonexistent and destroying the remaining rural character of Washington Township. We are therefore writing to you to voice our frustration and concern and to implore you to **VOTE AGAINST 2008-PUD-09**.

### **1.3 Basis for Denial of 2008-PUD-09**

The NRR Citizens' unified and clear opposition to 2008-PUD-09 is rooted in Indiana Statute. We acknowledge such factors that weigh into the decision as the basis for our advocacy against 2008-PUD-09, specifically those codified under Indiana Code IC 36-7-4-603 as follows:

***IC 36-7-4-603    Zoning ordinance; preparation and consideration of proposals***

*Sec. 603. In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:*

- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) the most desirable use for which the land in each district is adapted;*
- (4) the conservation of property values throughout the jurisdiction; and*
- (5) responsible development and growth.*

The following narrative exposes how 2008-PUD-09 violates every one of these criteria. These critical violations can never be cured no matter how many amendments Northpoint Owners, LLC, makes unless they change their view of and purpose for the land. A positive and acceptable change would be a development plan that does not deviate from those specified in the Comp Plan on page 32, including and *limited to*:



**NRR CITIZENS' REMONSTRATION AGAINST NORTHPOINT II PUD**  
**(PETITION NO. 2008-PUD-09, ORDINANCE NO. 20-25)**

---

1. Single-family detached houses on large lots (1 unit per 3 acres) or in a Rural or Conservation Subdivision (rules of which are specified in the Comp Plan)
2. Accessory dwellings
3. Equestrian uses
4. Agriculture, including artisan farms
5. Institutional uses, such as schools, churches, public safety facilities, and similar uses

We pray that the APC and City Council defend the Comp Plan for the sake of the inhabitants of the area, using these points along with the commitment not to migrate north of SR 38 as a basis. The NRR Citizens welcome development, so long as it is in accordance with the Comp Plan's vision of maintaining the rural character of the NRR district. If the APC and City Council heed our words and take action in voting against 2008-PUD-09 as we advocate, it will have thwarted an attempt by an overzealous developer to manipulate the Comp Plan for it's financial gain and will ease the burdens of the APC and City Council in the future by establishing that all future land development plans in the NRR district be denied if not compliant with the Comp Plan's specifications.

***Key Points of Introduction:***

- 1. If passed, 2008-PUD-09 will ruin the district's rural character forever.*
- 2. It violates all 5 elements of Indiana Code ("IC") 37-7-4-603.*
- 3. It violates every aspect of the Comp Plan for the NRR district.*
- 4. The people most affected by it are uniformly against it.*
- 5. Northpoint Owners can rectify it by adhering to the rural development options available to the NRR district as specified in the Comp Plan.*
- 6. As it currently stands, 2008-PUD-09 fails to comply with even a single element germane to the NRR district.*

## **2 Indiana Code 36-7-4-603(1) Violations**

### **2.1 Indiana Statute Reference**

*IC 36-7-4-603    Zoning ordinance; preparation and consideration of proposals*

*Sec. 603. In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:*

- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) the most desirable use for which the land in each district is adapted;*
- (4) the conservation of property values throughout the jurisdiction; and*
- (5) responsible development and growth.*

### **2.2 Basis for 2008-PUD-09 Violations of Comp Plan**

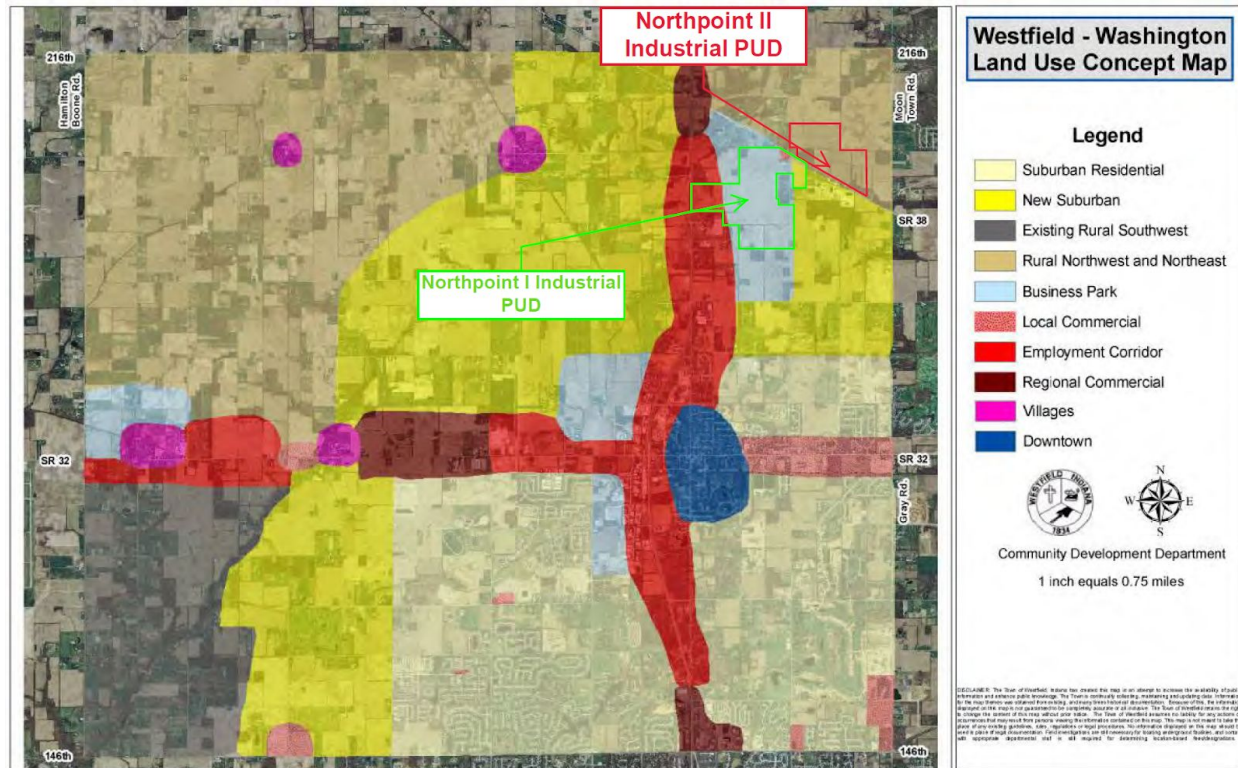
As stated in Section 2.1, when considering 2008-PUD-09, the plan commission and legislative body must pay reasonable regard to the Comp Plan per Indiana statute. The subsections present only a handful of key points whereby the Northpoint Owners have completely disregarded and disrespected the Comp Plan.

#### **2.2.1 Noncompliant with NRR District Land Use**

By its common name alone, the Northpoint Owners want the APC and City Council to believe that Northpoint II (2008-PUD-09) is merely an extension of Northpoint I, that all else is equal. In fact, they are quite different. Northpoint I sought to develop land that the Comp Plan slated as *Business Park*; Northpoint II seeks to develop land slated as *Rural Northwest and Northeast*. Thus, the two PUDs are fundamentally distinct, with the latter PUD being far more egregious than the former. Figure 1, which is adapted from the Comp Plan, depicts the distinction quite well.

**NRR CITIZENS' REMONSTRATION AGAINST NORTHPOINT II PUD**  
**(PETITION NO. 2008-PUD-09, ORDINANCE NO. 20-25)**

**Figure 1.** Westfield-Washington Township Land Use Concept Map



Note how Northpoint I overlies mostly blue-colored and red-colored real estate and how Northpoint II overlies mostly brown-colored real estate. The Comp Plan's distinction was intentional. It placed a hard stop for commercial and residential suburb expansion to the south side of SR 38 in order to maintain the natural beauty of our NRR district culture on the northside of SR 38 up to the Washington Township termination at E 216th St.

The Northpoint Owners are welcome to purchase the block of land west of Northpoint I, south of SR 38 and east of US 31. It is for sale, and the Comp Plan has it slated for *Business Park* development just like Northpoint I. It seems to be a perfect fit for them and a logical extension for their plans.

Instead, the Northpoint Owners have taken a more unorthodox approach of petitioning to intrude into the brown-colored real estate slated for *Rural Northwest and Northeast* development as it tries to convert it to industrial, commercial and high-density residential. This brought to life the nightmarish scenario that many NRR Citizens voiced at the time of Northpoint I, which is *what will stop the Northpoint Owners from attempting to cross over SR 38 and intrude into the NRR district?* Those NRR Citizens

were understandably concerned at that time, and, in hindsight, for good reason. Northpoint I has led to Northpoint II (2008-PUD-09).

They were further concerned with how Northpoint I would lead to a Northpoint II and then a Northpoint III and so on, driving a commercial/industrial split straight up the spine of the NRR district all the way to E 216th St. Those same NRR Citizens have reported to the authors that they were led to believe at the time of Northpoint I that their fears would not be realized and that this advancement would not intrude into the north side of SR 38. Only now, with 2008-PUD-09, we find that the Northpoint Owners are threatening to do just that. **We implore the APC and City Council: hold true to the assurances that the NRR Citizens were led to believe during Northpoint I. REJECT 2008-PUD-09 outright.**

In order to protect the NRR district, the NRR Citizens cannot and will not accept any plans that deviate from those specified in the Comp Plan on page 32, including and *limited to*:

1. Single-family detached houses on large lots (1 unit per 3 acres) or in a Rural or Conservation Subdivision (rules of which are specified in the Comp Plan)
2. Accessory dwellings
3. Equestrian uses
4. Agriculture, including artisan farms
5. Institutional uses, such as schools, churches, public safety facilities, and similar uses

### **2.2.2 NRR District is Presented with Unwarranted Development Pressure**

The Comp Plan designates the NRR district as “*rural for the foreseeable future*” and notes that it will “*continue to have rural uses and a rural appearance: natural open spaces, trees, fields and streams*” (p. 31, City of Westfield, 2007). In fact, the Comp Plan states that the NRR district “*will be the **last** (emphasis added) to face development pressure*” (p. 31, City of Westfield, 2007).

Why, then, attempt to re-zone and disrupt a quiet, close-knit community of rural residential citizens north of SR 38 with the nearly 190-acre atrocity known as 2008-PUD-09? Perhaps it's because they own it, but that does not give them the right to do what they please with it. They have a responsibility to their neighbors and the



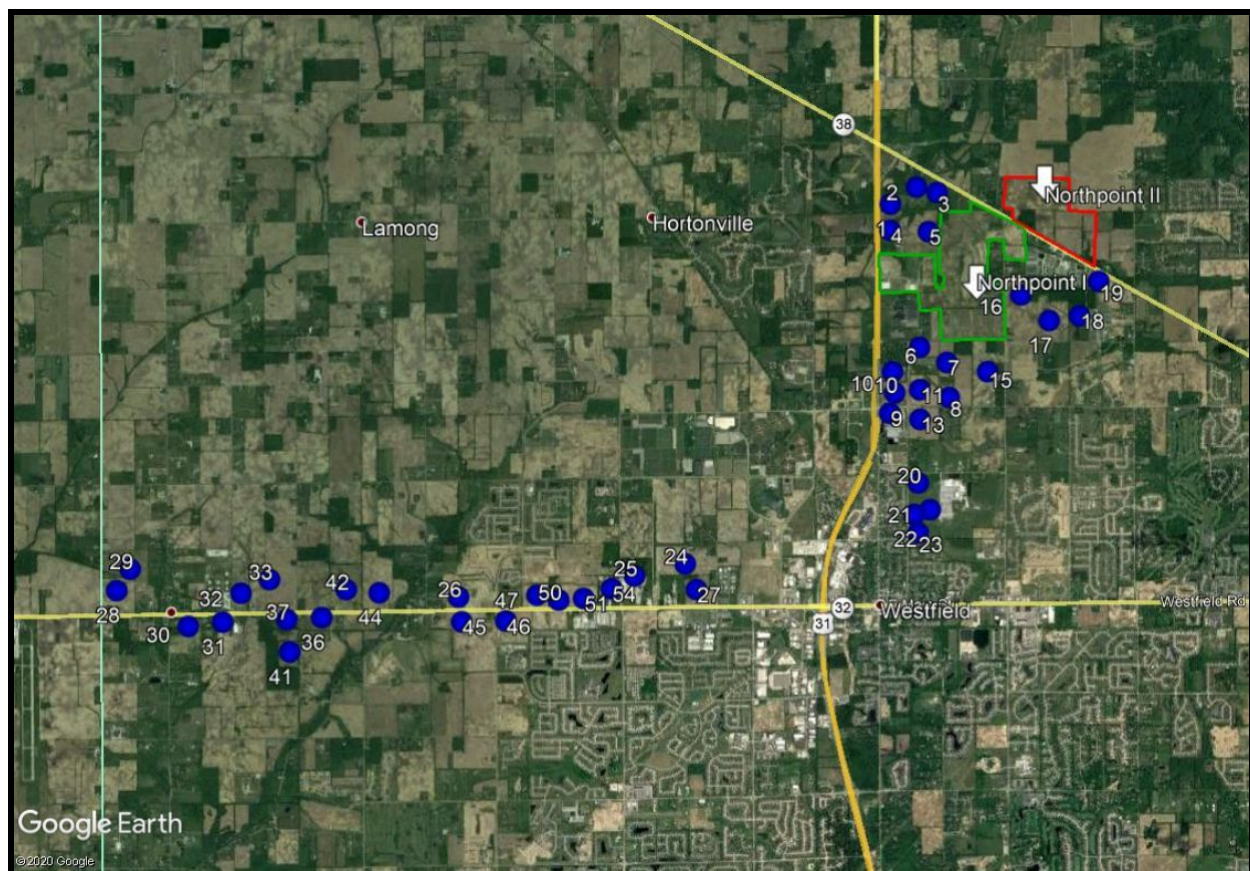
**NRR CITIZENS' REMONSTRATION AGAINST NORTHPOINT II PUD**  
**(PETITION NO. 2008-PUD-09, ORDINANCE NO. 20-25)**

---

community as a whole to develop prudently and within the framework of the well-established Comp Plan. Every other neighbor has done so, why can't they?

They can take their 190-acre development and apply it elsewhere. With nearly 2,000 acres of Commercial/Industrial land use already properly zoned for such development as summarized in Table 1 and on Figure 2 below, the Northpoint Owners can take their plans for Northpoint II and fit them in any of those other 2,000 acres - and it would only consume less than 10% of that available total.

**Figure 2.** Locations (blue dots) of nearly 2,000 acres of currently available, properly zoned Commercial/Industrial property throughout Washington Township



Alternatively, the Northpoint Owners could purchase the land to the west of Northpoint I as described above and convert it to commercial/industrial. After all, it's for sale and is already slated for *Business Park* in the Comp Plan.

Our point is that the Northpoint Owners have other options available in Washington Township. With more than 2,000 acres currently available elsewhere (including in Northpoint Owners' very own Northpoint I) as well as the far more logical *Business Park*

land for sale west of Northpoint I, the Northpoint Owners' development pressure in the NRR district with its 2008-PUD-09 is unwarranted. Further, it has now confirmed for so many NRR Citizens that the Northpoint Owners never really had any intent of using SR 38 as a hard stop for its aggressive and damaging development agenda.

### 2.2.3 Disregard for Agricultural Conversion Rules in the NRR District

The 190 acres of 2008-PUD-09 is mostly agricultural. The Comp Plan is clear on how agricultural land is to be converted in the NRR district:

*"If land converts from agricultural uses, it is encouraged to develop in the form of Rural or Conservation Subdivisions, with substantial open space. Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions (see development policies)." (p. 31, City of Westfield, 2007)*

Note that not a single land use proposed in 2008-PUD-09 (namely commercial, industrial and high-density residential) is mentioned in the above statement from the Comp Plan. Consequently, 2008-PUD-09 violates the Comp Plan's specifications and, as we will point out in Section 5, will actually confiscate land value in the NRR district.

However, should the Northpoint Owners opt to modify 2008-PUD-09 to develop in accord with the Comp Plan, it must develop with a minimum of 3-acre lots or follow a Conservation Plan. Currently, 2008-PUD-09 makes no attempt to do either.

No matter what the Northpoint Owners put forth, we urge the APC and City Council to require the Northpoint Owners to develop a Conservation Plan so as to force them to identify all of the characteristics unique to 2008-PUD-09 that warrant such a plan. Accordingly, the NRR Citizens have explored how a Conservation Plan might look by exploring the 4-step procedure of developing a *Conservation Subdivision* in accordance with the Comp Plan as further described below and would expect the Northpoint Owners to develop a plan with these features in mind, at a minimum.

#### *2.2.3.1 Conservation Plan Step 1: Development of a Site Analysis Map*

A Site Analysis Map requires several preservation features to be identified, including:

1. Mature woodlands (these exist in 2008-PUD-09)

2. Hedgerows, freestanding trees or tree groups (exist in 2008-PUD-09)
3. Wildlife habitats and travel corridors (exist in 2008-PUD-09)
4. Prime farmland (exists in 2008-PUD-09)
5. Groundwater recharge areas (exists in 2008-PUD-09)
6. Greenways and trails (exist in 2008-PUD-09)
7. River and stream corridors (exist in 2008-PUD-09)
8. Historic site and buildings (exist in 2008-PUD-09)
9. Scenic view sheds (exist in 2008-PUD-09)

Note that every one of these features exist within 2008-PUD-09, but, as 2008-PUD-09 currently stands, it would destroy every one of them!

2008-PUD-09 also abuts up against Hamilton County's Bray Family Park - an area of cultural and historical significance as the following excerpt describes:

*"The Bray Family began arriving in Westfield, Indiana in 1836. Like many other Quakers, the Bray's left their original homestead in North Carolina for new opportunities in Indiana. A major reason Quakers fled the south centered on their deep commitment to the abolishment of slavery. The territory of Indiana came into the Union in 1816 with its declared law as "all men are born, equally, free and independent." This sentiment appealed to Quaker families like the Bray's, which began their journey north into Indiana in the spring on 1815." (from Hamilton County, 2021)*

Geographically, the band of land between the Bray's and Anthony Road (within which 2008-PUD-09 rests), is culturally significant in that it represents an area of a significant cultural event in 1837 as it relates to the Underground Railroad and the eventual freedom granted to Mr. and Mrs. Rhoads and their family as is further described below.

*"The procession [of 150 or 200 friends of the Rhoads] started on the rutty road lined with tree stumps. Arriving at a point where the road divided, one fork leading to Noblesville, the other to Westfield, [Singleton] Vaughn [the Rhoads' slave owner] and his men placed themselves in front of the team and demanded that the slaves be driven to Noblesville. (This place was at the crossroads of Rd 38 and Anthony Road, near where the No. 1 Schoolhouse was located. The Lafayette diagonal road was crossed by another diagonal road leading in a southwest direction to Westfield. Editor)" (p. 17, Roberts, 1984)*

A melee at the intersection ensued with horses frantically rolling away the wagon carrying the Rhoads as fast as the road would allow, but the rough road loosened the wagon's framing, dropping the Rhoads out of the bottom of it and into the nearby Dismal Swamp (p. 17, Roberts, 1984). That evening, they were hidden in a haystack and taken west to the Lindley Ditch where they were temporarily safe until, eventually, the Marion County courts ruled against Mr. Vaughn, declaring the Rhoads free (p. 17, Roberts, 1984).

Members of the APC and City Council, do not allow the Northpoint Owners (or any other developer) to wipe away this culturally significant event of our nation's black heritage. Rather, take the courageous stand to preserve this area's nature and history now. Stand with the NRR Citizens for the preservation of this land and the important role it played in the abolitionist movement. **Vote no to 2008-PUD-09 today to culturally preserve our Black History and heal our divides.**

#### *2.2.3.2 Conservation Plan Step 2: Conduct a Site Inspection*

This very important second step of the Conservation Subdivision Process is intended for the APC and City Council to verify that the developer's own Site Analysis has not omitted any important ecological, hydrogeological, archeological or cultural elements of the land. We have named a few above, but there are more. To name a few located in 2008-PUD-09:

1. Sly Run and the surrounding watershed is a wetland
2. The underlying groundwater is a sole source aquifer for all of the surrounding residents
3. The natural flora and fauna of the area have made paths through the area
4. Coyotes and deer flourish as the NRR Citizens have seen and heard both species throughout the year
5. An historic barn rests on the property (see Photos 2 thru 4 in Section 3)
6. Woodlands and free-standing trees are scattered throughout (Photos 2 thru 4)
7. The area is culturally significant as described above<sup>1</sup>
8. Scenic view sheds are prevalent (see Photo 5 in Section 3, provided by a property owner along Anthony Road)

---

<sup>1</sup> In addition to the Underground Railroad history, the NRR Citizens have evidence that 2008-PUD-09 is a culturally significant area for past Native American settlements, specifically to the Miami tribe that settled in the area. Research in this regard is not complete as of this writing, but a Conservation Plan should be required to preserve the cultural significance.



#### *2.2.3.3 Conservation Plan Step 3: Conservation and Development Areas Map*

This third step of the Conservation Subdivision Process requires that these areas be properly defined as Conservation areas. They become central to the planned development rather than shoved to the side. Specifically, the map must consider the following:

1. This map will serve as the basis (emphasis added) for the final site plan.
2. The map should designate at least 60% of the site area for conservation (emphasis added).

#### *2.2.3.4 Conservation Plan Step 4: Final Conservation Plan*

Per the Comp Plan, the Northpoint Owners must develop a Conservation Plan that minimizes roads and preserves the land features described above. However, the Northpoint Owners have never suggested developing a Conservation Plan and would have no intention of doing so because it would force them to withdraw their 2008-PUD-09 petition. Instead, the Northpoint Owners have repeatedly attempted to trivialize the importance of the Conservation Plan in hopes of creating the next concrete jungle to ruin the landscape.

### **2.3 Conclusion**

The Comp Plan envisions natural beauty for the NRR district, one that preserves Washington Township's cultural history. 2008-PUD-09 does not. Although we have not pointed out every circumstance in which 2008-PUD-09 violates the Comp Plan, those described herein demonstrate that the stark contrast between the two cannot be rectified. The contrast is brought to light more clearly when exploring how a Conservation Plan might look for 2008-PUD-09. We urge the APC and City Council to require a Conservation Plan no matter what the development plan is so as to preserve the cultural, environmental and ecological conditions unique to this strip of land.

With or without a Conservation Plan, 2008-PUD-09 violates IC 36-7-4-603(1) because it does not pay reasonable regard to the Comp Plan. If 2008-PUD-09 had paid reasonable regard to the Comp Plan, it would have proposed converting the agricultural land to rural residential or developed a conservation subdivision using a Conservation Plan. Such alternate plans would preserve the area's rural character and use. Because this

was not done, the APC and City Council must reject 2008-PUD-09 in order to pay reasonable regard to the Comprehensive Plan per Indiana statute IC 36-7-4-603(1).

***Comp Plan Violations Under IC 36-7-4-603(1):***

- 1. Northpoint II (2008-PUD-09) is incongruent with the NRR district land use options. It is not merely a continuation of Northpoint I. Northpoint I was approved under an entirely different land use concept, which was NOT rural residential.*
- 2. It does not promote rural residential development.*
- 3. It violates the rural character and open space by introducing commercial congestion.*
- 4. It disregards our Black History and Native American History. Due to these unique circumstances, the NRR Citizens urge the development of a Conservation Plan consistent with the 4-step procedure set forth in the Conservation Subdivision Process of the Comp Plan.*
- 5. It presents unnecessary development pressure. With nearly 2,000 acres of Commercial/Industrial real estate available elsewhere in Westfield, the Northpoint Owners can fit these 189 acres in those areas and would use less than 10% of it.*
- 6. Alternatively, the Northpoint Owners can develop immediately west of Northpoint I, south of SR 38 and east of US 31. This land is already slated for Business Park use.*

## **3 Indiana Code 36-7-4-603(2) Violations**

### **3.1 Indiana Statute Reference**

*IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals*

*Sec. 603. In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:*

- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) the most desirable use for which the land in each district is adapted;*
- (4) the conservation of property values throughout the jurisdiction; and*
- (5) responsible development and growth.*

### **3.2 2008-PUD-09 Points of Non-Compliance**

The NRR district is the smallest of all of the Westfield-Washington Township districts, limited to the north of SR 38 and east of US 31. It is imperative that the APC and City Council take note of our limited landscape and see for yourselves what the look and feel of a rural residential area is supposed to be as the Comp Plan depicts on page 37:

**Photos 1 and 2.** Comp Plan examples of how development in the NRR district should appear



Industrial. Commercial. High-density residential. 2008-PUD-09. Do those words call to mind images even remotely similar to Photos 1 and 2? The answer is a resounding **NO!**



### 3.2.1 Disregard for Current Conditions and Character of Current Structures

As applied to 2008-PUD-09 specifically, one of the NRR Citizens so eloquently described the conditions that it bears repeating here:

*“I arrived at the barn and was immediately greeted by a red tailed hawk perched on the corner of the barn. He flew to a nearby tree and kept careful watch of my activities. The barn is lovely despite the vines over growing it’s sides. About 100 yards from the barn is a meandering creek - Sly Run perhaps? Moss-covered stones dot the creek bed and the woods were alive with birds! Cardinals, Juncos, Nuthatches, and Chickadees were everywhere, drinking from the stream and flitting all around. The deer must also frequent the creek as evidenced by their tracks and trails. I went there expecting to see a barn and what I found was an unexpected wildlife sanctuary. It was peaceful and beautiful...it sparked a fire to fight for its preservation. Hopefully these few pictures capture some of its significance!”*

Members of the APC and City Council: re-read those endearing words that capture the essence of the NRR district. Study the pictures below. **Vote NO to 2008-PUD-09 and preserve this landscape**. Indiana statute demands that you do so.

**Photo 3.** Historic barn and Sly Run wetlands





**NRR CITIZENS' REMONSTRATION AGAINST NORTHPOINT II PUD**  
**(PETITION NO. 2008-PUD-09, ORDINANCE NO. 20-25)**

---



**Photos 4 through 7.** Additional views of barn and open landscaping depicting the current rural residential feel of the land of 2008-PUD-09.

### 3.2.2 Threat to the NRR Citizens Water Supply

Page 31 of the Comp Plan designates it as *rural for the foreseeable future*, further stating that *the development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the general policies* and that the *Northeast Rural Residential area will continue to have rural uses and a rural appearance: natural open spaces, trees, fields and streams.*

There are multiple reasons for this. One primary reason is that agriculture and every surrounding resident of 2008-PUD-09 rely upon the underlying aquifer for its drinking water supply. We depend on the ecological preservation of these wetlands to feed our aquifers to feed our potable water supplies. A concrete jungle like the one planned with 2008-PUD-09 will wipe out the vital Sly Run groundwater recharge area, thereby threatening the sustainability of our water supply. This is in no way acceptable to the NRR Citizens. **Vote NO to 2008-PUD-09 and preserve our water supply.**

### 3.2.3 Introduction of Never-Before Seen Pollution

- ☐ City lights
- ☐ Urban roads
- ☐ Large parking lots
- ☐ Truck traffic
- ☐ Noise
- ☐ Warehouses
- ☐ Business

This list represents the current conditions and character of every commercial/industrial district in Hamilton County. They come tethered to 2008-PUD-09. They are fine and appropriate in areas zoned to accept such development, such as the other 2,000 acres currently available in Washington Township. Contrast that list with this one:

- ☐ Nature
- ☐ Farm fields
- ☐ Trees
- ☐ Wildlife
- ☐ Rural roads
- ☐ Flowing water
- ☐ Sunrises and Sunsets



- ☐ Moonlit nights
- ☐ Peaceful retreat

With 2008-PUD-09, the tiny NRR District is robbed of these characteristics unless the APC and City Council vote NO to 2008-PUD-09. Indeed, the Comp Plan itself stresses the importance of preserving *the night sky by limiting lighting* (p. 32, City of Westfield, 2007). With 2008-PUD-09, this landscape will cease to exist - both for the NRR district AND the Bray Homestead Park. **Vote NO to 2008-PUD-09 and prevent unwanted pollution.**

### **3.3 Conclusion**

The culture of the NRR district is so beautifully captured by its landscape. 2008-PUD-09 threatens to ruin it far beyond the 190 acres it seeks to develop. It will ruin it by threatening our water supply and introducing light and noise pollution far beyond its perimeter. Members of the APC and City Council: the NRR Citizens implore you to vote NO to this nightmare scenario that will destroy our serenity. The APC and City Council must reject 2008-PUD-09 in order to pay reasonable regard to the current conditions and the character of current structures and uses in the NRR district per Indiana statute IC 36-7-4-603(2).

#### ***Violations of Current Conditions/Structures under IC 36-7-4-603(2):***

- 1. 2008-PUD-09 would forever destroy the tiny NRR district's rural residential culture.*
- 2. It threatens our environmental resources. It would destroy our wetlands and associated groundwater supply - a critical resource upon which the entire NRR district (and beyond) draw their vital potable water.*
- 3. It would introduce traffic congestion.*
- 4. It would introduce noise, light and air pollution.*
- 5. It would replace quiet, calming rural residential serenity with active, hectic commercial chaos.*
- 6. It would destroy the historic barn.*

## 4 Indiana Code 36-7-4-603(3) Violations

### **4.1 Indiana Statute Reference**

*IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals*

*Sec. 603. In preparing and considering proposals under the 600 series, [the plan commission and the legislative body shall pay reasonable regard to:](#)*

- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- [\(3\) the most desirable use for which the land in each district is adapted;](#)*
- (4) the conservation of property values throughout the jurisdiction; and*
- (5) responsible development and growth.*

### **4.2 2008-PUD-09 Points of Non-Compliance**

The most desirable use for the NRR district is to *allow the continuation of the historic rural patterns, including homestead farms, artisan farms, and equestrian uses* (p. 32, City of Westfield, 2007). As it applies to this area specifically, the APC and City Council can be assured that these patterns of development remain in 2008-PUD-09 by requiring a Conservation Plan as further described in Section 2.2.3. The Conservation Plan would aid the Northpoint Owners in understanding the most desirable use for which the land in the NRR district is adapted. As the following subsections point out, 2008-PUD-09 promotes objectionable use, not desirable.

#### **4.2.1 Disregard for Acceptable Land Use Options in the NRR District**

The NRR district land use is *limited to*:

- ☐ Single-family detached houses on large lots or in a Rural or Conservation Subdivision
- ☐ Accessory dwellings
- ☐ Equestrian uses
- ☐ Agriculture, including artisan farms



**NRR CITIZENS' REMONSTRATION AGAINST NORTHPOINT II PUD**  
**(PETITION NO. 2008-PUD-09, ORDINANCE NO. 20-25)**

---

- ☐ Institutional uses, such as schools, churches, public safety facilities, and similar uses

The Comp Plan further stipulates the following development policies to ensure continuation of the rural character of the NRR area:

- ☐ Flexible designs that maximizes open space by regulating density
- ☐ Locate roadways and house lots so as to respect natural features and to maximize exposure to open space
- ☐ Appropriate transitions from the villages to the open agricultural land
- ☐ Preserve historically significant buildings and resources (barns, houses, etc.)
- ☐ Preserve the night sky by limiting lighting

Not a single one of these uses or designs is germane to the Northpoint Owners' 2008-PUD-09.

#### 4.2.2 Disregard for Acceptable Land Use Zoning in the NRR District

The NRR district is zoned as *AG-SF1: Agricultural/Single Family Rural District*. Note that not a single one of the land use plans specified in 2008-PUD-09 are AG-SF1. Instead, 2008-PUD-09 will allow:

- ☐ EI: Enclosed Industrial District
- ☐ LB: Local and Neighborhood Business District
- ☐ GB: General Business District
- ☐ R-4 (this is probably meant to be SF4: Single-Family High-Density District)

Members of the APC and City Council: **the conclusion is black and white - the Northpoint Owners have paid NO reasonable regard to the most desirable land use in the NRR district as the Comp Plan specifies.**

#### **4.3 Conclusion**

2008-PUD-09 makes no attempt to adapt to the surrounding land use. In fact, it doesn't make any attempt to apply the current zoning at all. All of the Northpoint Owners' proposed uses - industrial, commercial and high-density residential - fail to adapt to the single acceptable land use in the NRR district as specified in the Comp Plan (AG-SF1). Worse, it makes no attempt to preserve the rural character of the NRR district as

evidenced by its lack of a Conservation Plan. Consequently, **the APC and City Council must reject 2008-PUD-09** in order to pay reasonable regard to the most desirable use for which the land in the NRR district is adapted per Indiana statute IC 36-7-4-603(3).

***Violations under IC 36-7-4-603(3) to Adapt to Most Desirable Land Use:***

- 1. 2008-PUD-09 **does not propose a single acceptable land use specified in the Comp Plan** for the NRR district.*
- 2. Its inflexible designs run counter to maximizing open space.*
- 3. It disrespects the natural features.*
- 4. It does not seek to preserve its historically significant barn.*
- 5. It will not preserve its wetlands.*
- 6. It will not preserve the night sky by limiting lighting and, in fact, will eliminate the residents' personal quiet comfort of viewing the night sky.*

## **5 Indiana Code 36-7-4-603(4) Violations**

### **5.1 Indiana Statute Reference**

*IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals*

*Sec. 603. In preparing and considering proposals under the 600 series, [the plan commission and the legislative body shall pay reasonable regard to:](#)*

- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) the most desirable use for which the land in each district is adapted;*
- (4) [the conservation of property values throughout the jurisdiction;](#) and*
- (5) responsible development and growth.*

### **5.2 2008-PUD-09 Points of Non-Compliance**

When considering 2008-PUD-09, the plan commission and legislative body must pay reasonable regard to the conservation of property values per Indiana statute.

#### **5.2.1 Surrounding Property Conservation Value Baseline Study**

To assist with this consideration, we have prepared a list of current land values for 55 residences surrounding the 2008-PUD-09 area.<sup>2</sup> The property values are estimated by calculating the average of the following three sources of information:

1. A Re/Max realtor's professional opinion of current property values
2. Zillow.com's Zestimate<sup>®</sup>
3. The Hamilton County Assessor's Office Property Assessment cards<sup>3</sup>

The total valuation of the 55 residences is **\$29,267,053.10** as summarized in Table 2.

---

<sup>2</sup> These 55 properties are a **subset** of the much larger number of homes that would be affected by the 2008-PUD-09.

<sup>3</sup> Zillow.com established that the average selling price is 24.2% above their tax assessment value. Accordingly, each Hamilton County property assessment card was adjusted by a factor of 1.242 to estimate the value.

### 5.2.2 Surrounding Property Devaluation

Ms. Maria Hunt of Re/Max estimates that a commercial/industrial/high-density residential development such as what is proposed in 2008-PUD-09 will devalue the surrounding property by as much as 30%, or **-\$8,780,115.93**. Each home's current and anticipated devaluation is summarized in Table 2.

This *significant* devaluation would wipe out approximately \$159,638.47 of net worth for each of the 55 households on average, and, for one unfortunate household, over \$500,000.00! To put this financial hardship in perspective, the median household annual income in Hamilton County in 2018 was only \$100,209.00! As the APC and City Council might imagine, none of the surrounding land owners are pleased with how 2008-PUD-09 would confiscate property value. 2008-PUD-09 fails to address this issue.

### 5.3 Conclusion

2008-PUD-09 clearly places a financial burden on the surrounding landowners that sets back the median household by over 1.6 years of annual income. This confiscation of property value is unjust and unfair to the families surrounding 2008-PUD-09, but the Northpoint Owners fail to address this issue. Consequently, **the APC and City Council must reject 2008-PUD-09** in order to pay reasonable regard to the conservation of the surrounding property values per Indiana statute IC 36-7-4-603(4).

#### ***Key Violations to IC 36-7-4-603(4):***

1. *2008-PUD-09 would confiscate personal property value of a sampling of 55 homes surrounding 2008-PUD-09 by nearly \$9,000,000.00.*
2. *It would not conserve property values.*
3. *It would devalue properties by 30%.*
4. *It would set household net worth back by an average of \$160,000.00, or approximately 1.6 years worth of the average household income in Hamilton County.*

## **6 Indiana Code 36-7-4-603(5) Violations**

### **6.1 Indiana Statute Reference**

*IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals*

*Sec. 603. In preparing and considering proposals under the 600 series, [the plan commission and the legislative body shall pay reasonable regard to:](#)*

- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) the most desirable use for which the land in each district is adapted;*
- (4) the conservation of property values throughout the jurisdiction; and*
- [\(5\) responsible development and growth.](#)*

### **6.2 2008-PUD-09 Points of Non-Compliance**

At this point in the document, perhaps we have made clear that 2008-PUD-09 is unwelcome in the NRR district. To recap, we have demonstrated how 2008-PUD-09:

1. Violates Indiana Code
2. Disregards the Comp Plan
3. Neglects culturally significant Black and Native American history
4. Threatens the NRR Citizens' drinking water supply
5. Devalues our surrounding property
6. Has no place in a rural residential setting

This section contemplates whether such actions are responsible. A responsible development would meet the specifications of the Comp Plan. It would meet the provisions previously outlined *ad infinitum*. For these reasons, the NRR Citizens are frustrated, angry and concerned. With no prior history or provision for industrial, commercial or high-density residential in the NRR district, who can blame us?

The NRR Citizens have touched on the irresponsibility of this plan in the past. They voiced objections at two prior GoToMeetings hosted by the Northpoint Owners' counsel,

but the Northpoint Owners have not responded with a plan that pays reasonable regard to responsible development.

To assess whether our concerns have merit, we commissioned a couple of surveys. We first commissioned a change.org survey. This survey confirmed our frustrations. We then commissioned our own house-to-house petition of owners surrounding 2008-PUD-09. Third, as we were digesting these surveys, the Hamilton County Draft Comprehensive Plan, dated 12/18/20, was published on its website on 1/21/21 and so we had the benefit of reviewing that as well. Together, these surveys and petitions carry the same theme: **LEAVE THE NRR DISTRICT ALONE!**

#### 6.2.1 Change.org Online Petition

A petition was circulated in August of 2020 on change.org entitled *Stop Northpoint II*.<sup>4</sup> This petition was signed by over 300 viewers and includes comments from the NRR Citizens and beyond. One such comment demonstrates the **far-reaching ill effects of 2008-PUD-09** on the larger community:

*“This also affects the woods and homes on Sheridan Rd/SR38, not just Anthony Rd. This needs (to) stay a rural area, not more businesses. Don't take the homes from the deer, hawks, etc along with the residents. I've lived here over 30 years. Don't add more traffic and businesses taking away security and peace of mind of residents. Don't ruin another area taking away nature. Westfield should care about keeping current rural residents, not just getting new businesses.”*

There's **concern**:

*“I'm a life-long resident of Westfield. It's concerning when our City doesn't adhere to their own Comprehensive Plan. Where is the protection for the homeowners in the Township?”*

There's **anger** and **frustration**:

*“Just try to imagine moving out to the country to enjoy the solitude and the lack of traffic and everything that comes with it... Only to find out they're going to Rezone and start building a major commercial*

---

<sup>4</sup> The change.org petition is available [here](#).

*development directly across the street from your home. It's a nightmare for the Hinshaw family and many others."*

*-and-*

*"Too much industry! Leave the solitude of the country alone. A lot can be learned from it."*

*-and-*

*"I'm tired of the city turning the areas that make Westfield beautiful and unique into commercial spaces with little consideration for the current residents and future use."*

*-and-*

*"Too much industrial growth is not good for the city. At some point this needs to stop!"*

Lastly, perhaps the **most apropos statement of all:**

*"The Rural Northeast section on our Comprehensive Plan does not allow for this use for so many reasons and would ruin the planned uses in which property owners have personally invested. This developer should look to other areas noted in the Comp Plan for this use. This is NOT a simple rezoning; it would require a major amendment to the Comp Plan which would involve the entire community especially those located in the Rural Northeast. Westfield shouldn't change the Comp Plan for all the reasons listed therein for creating it, otherwise there is no planning for the future of our community. It is not the responsibility of Westfield to abandon community planning to financially benefit any developer."*

The full petition and comment list is included in Appendix A.

#### 6.2.2 Door-to-Door Petition of the NRR District and Greater Affected Area

After reading the uniform opposition to 2008-PUD-09 in the [change.org](http://change.org) *Stop Northpoint* // survey, the NRR Citizens decided to take the pulse of those most directly affected by 2008-PUD-09 by conducting our own survey of adjacent and nearby property owners.

The results were astounding.

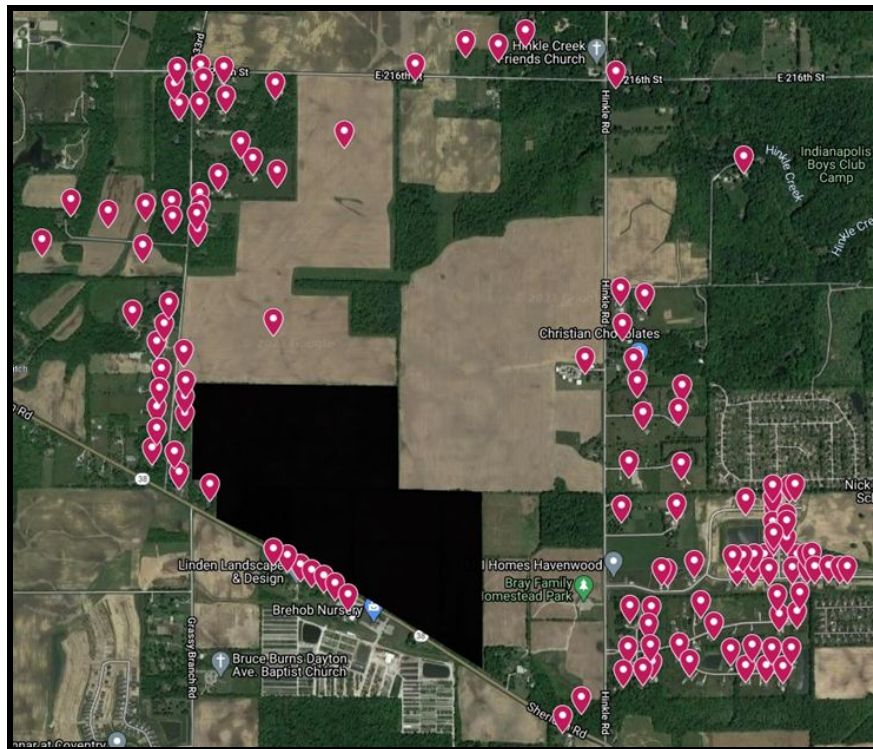


**NRR CITIZENS' REMONSTRATION AGAINST NORTHPOINT II PUD**  
**(PETITION NO. 2008-PUD-09, ORDINANCE NO. 20-25)**

---

Lined like a ring of fire around Northpoint II, every property owner respondent opposed 2008-PUD-09! Members of the APC and City Council: listen to the 183 signatories. **Deny 2008-PUD-09.** See Figure 3 below for the survey respondents.

**Figure 3.** Map of the NRR Citizens' Objections to 2008-PUD-09 (The area in black identifies 2008-PUD-09 property; red flags represent residents' objections to the PUD)



### 6.2.3 Hamilton County Comprehensive Plan Survey Results

The timing of the Hamilton County *Comprehensive Plan* publication was perfect. Amidst the frustration, it reminded us that Hamilton County and the NRR district offer a distinct and unique rural residential and agricultural environment, one that is to be respected and preserved. This admiration can be found rooted in their online and mail survey. People in the greater community revere the same qualities of Hamilton County that the Comp Plan serves to protect in the NRR district. A few noteworthy takeaways from the survey:



*“They live in Hamilton County Townships because of ‘community rural character.’” (p.43, Hamilton County, 2020)*

- and -

*“There is a strong preference to preserve existing farmland across all townships.” (p.43, Hamilton County, 2020)*

In fact, Hamilton County’s survey found that 70% of respondents reported that their future land use vision was for agricultural purposes and nearly 50% reported that they wanted no further development at all!

### **6.3 Conclusion**

In a day and age when few agree on anything, it is noteworthy that not a single homeowner petitioned in and around the NRR district supports 2008-PUD-09. And while unanimous agreement is rare, those who live in this area are unanimous on this: **2008-PUD-09 does not belong in the NRR district!**

The level of opposition to 2008-PUD-09 is so severe and so scintillating, how can the Northpoint Owners, APC and City Council consider 2008-PUD-09 to be anything other than irresponsible? More important, the greater Hamilton County community agrees that our precious rural and agricultural landscape must be preserved to maintain its attractive beauty. 2008-PUD-09 serves none of these ideals. Consequently, **the APC and City Council must reject 2008-PUD-09** in order to pay reasonable regard to responsible development and growth per Indiana statute IC 36-7-4-603(5).

#### ***Key Violations to IC 36-7-4-603(5):***

- 1. 2008-PUD-09 is the model example of **irresponsible development**.*
- 2. It disregards the Comp Plan.*
- 3. It tears apart the natural beauty of Hamilton County - a quality it holds dear.*
- 4. Not a single surrounding property owner supports it.*

## **7 Conclusion and Recommendation**

The NRR Citizens' remonstrations against 2008-PUD-09 demonstrate how it fails to meet all 5 criteria specified in Indiana Code 36-7-4-603 and also violates the policies, zoning considerations and implementation plans of the Comp Plan. As a result of these shortcomings at every single level, the APC and City Council have no choice but to reject 2008-PUD-09. Furthermore, any other PUDs that attempt to reclassify land use other than Rural Residential or Agricultural in this area or any other land in the NRR district should be rejected on the same grounds. Consequently, **the NRR Citizens - all 183 respondents - are united in imploring the APC and City Council to REJECT 2008-PUD-09 outright.**

## 8 References

City of Westfield, 2007, *Westfield-Washington Township Comprehensive Plan*. City of Westfield: [https://www.westfield.in.gov/egov/documents/1524230987\\_7117.pdf](https://www.westfield.in.gov/egov/documents/1524230987_7117.pdf) (URL last verified 10/31/20).

Data USA, 2018, *Data USA: Hamilton County, IN*, <https://datausa.io/profile/geo/hamilton-county-in#:~:text=In%202018%2C%20Hamilton%20County%2C%20IN,%24100%2C209%2C%20a%207.06%25%20increase> (URL last verified 1/31/21).

Hamilton County, 2020, *Comprehensive Plan*, Hamilton County Plan Commission 2020 Update, 12/18/20, Hamilton County: <https://hamiltoncounty.in.gov/1618/2020-Comp-Plan-Update> (URL last verified 1/31/21).

Hamilton County, 2021, *Bray Family Park History*, Hamilton County website: <https://www.hamiltoncounty.in.gov/392/Bray-Family-Park-History> (URL last verified 1/31/21).

Roberts, L. K, 1984, *Our Westfield 1834-1984*, Image Builders/Rowland Printing Co. Inc.: Noblesville, IN.

State of Indiana, 2020, *2020 Indiana Code IC 36-7-4-603, Chapter 36. Local Government, Article 7. Planning and Development, Chapter 4. Local Planning and Zoning, Section 603. Zoning Ordinance; Preparation and Consideration of Proposals*. <http://184.175.130.101/legislative/laws/2020/ic/titles/036#36-7-4-603> (URL last verified 12/01/2020).

# Tables

---

**Table 1.** Summary of 1,950 Acres of Currently Available Commercial/Industrial Zone Real Estate in Washington Township and Amount Northpoint Owners is Attempting to Convert

Northpoint Owners, LLC

2008-PUD-09 Requesting Land Use Change from existing Agriculture/Single-Family Rural to Industrial

183.5 acres +/- on the north side of SR 38 between Anthony Road and Hinkle Road, Westfield, IN 46062

Map Reference	Property Owner	Comp Plan District	Planned Use	Acres	Does Planned Use Comply with Comp Plan?
<b>Total EXISTING Undeveloped Commercial/Industrial Property in Westfield</b>				<b>1,950 acres; YES</b>	
<b>Undeveloped Northpoint I</b>				<b>779 acres available</b>	
1	Roudebush (SR 31 & SR 38)	Business Park/Employment Corridor/Regional Commercial	<awaiting commercial development>	44	Yes
2	DeLullo (SR 31 & SR 38)	Business Park	<awaiting commercial development>	38	Yes
3	Burton/Bishop (SR 31 & SR 38)	Business Park	<awaiting commercial development>	8	Yes
4	Wilkins (SR 31 & E 202nd St)	Employment Corridor	<awaiting commercial development>	77	Yes
5	Stepheson (202nd St & N East Rd)	Business Park	<awaiting commercial development>	17	Yes
6	Chance (196th & N East Rd)	Employment Corridor	<awaiting commercial development>	16	Yes
7	Chance (191st St & Flippines Rd)	Business Park	<awaiting commercial development>	70	Yes
8	Chance (191st St & Flippines Rd)	Business Park	<awaiting commercial development>	7	Yes
9	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	5	Yes
10	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	29	Yes
10	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	8	Yes
11	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	13	Yes
11	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	19	Yes
13	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	19	Yes
13	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	21	Yes
15	Roberts (196th &Grassy Branch Rd)	Business Park	<awaiting commercial development>	80	Yes
16	Roberts (196th &Grassy Branch Rd)	New Suburban	<awaiting commercial development>	78	Yes
17	Roberts (196th &Grassy Branch Rd)	New Suburban	<awaiting commercial development>	80	Yes
18	Reasen (E 196th St)	New Suburban	<awaiting commercial development>	18	Yes
19	Bray (SR 38 & Moontown Rd)	New Suburban	<awaiting commercial development>	54	Yes
20	Freedom Associates of Indiana LLC (N East St & 186th St)	Employment Corridor	<awaiting commercial development>	30	Yes
21	Freedom Associates of Indiana LLC (N East St & 186th St)	Employment Corridor	<awaiting commercial development>	30	Yes
22	Gapinski (N East St)	Employment Corridor	<awaiting commercial development>	10	Yes
23	317 Capital LLC	Employment Corridor	<awaiting commercial development>	9	Yes
<b>Other Vacant Commercial/Industrial Land Use Options</b>				<b>1,171 acres available</b>	
24	Wheeler Landing	Employment Corridor	<awaiting commercial development>	181	Yes
25	Springmill Center	Employment Corridor	<awaiting commercial development>	57	Yes
26	Gristmill Crossing	Regional Commercial	<awaiting commercial development>	15	Yes
27	Dartown Crossing	Employment Corridor	<awaiting commercial development>	34	Yes
28	Wood Farms LLC (SR 32)	Business Park	<awaiting commercial development>	43	Yes
29	Wood Farms LLC (just north of 32 & County Line Rd)	Business Park	<awaiting commercial development>	44	Yes
30	Nuckols, Billy S (SR 32)	Employment Corridor & Villages	<awaiting commercial development>	18	Yes
31	HJW Holdings II LLC ( Just off the South side of 32)	Employment Corridor & Existing Rural Southwest	<awaiting commercial development>	55	Yes
32	HJW Holdings V LLC (SR 32 & Mule Barn Rd)	Employment Corridor	<awaiting commercial development>	80	Yes
33	Chance (SR 32 & Centennial Rd)	Employment Corridor	<awaiting commercial development>	40	Yes
33	Chance (SR 32 & Centennial Rd)	Employment Corridor	<awaiting commercial development>	20	Yes
33	Chance (SR 32 & Centennial Rd)	Employment Corridor	<awaiting commercial development>	21	Yes
36	Cardinal Real Estate Holdings LLC (SR 32 & near Towne Rd)	Employment Corridor	<awaiting commercial development>	87	Yes
37	HJW Holdings III LLC ( Just off the South side of 32)	Employment Corridor	<awaiting commercial development>	24	Yes
36	Cardinal Real Estate Holdings LLC (SR 32)	Employment Corridor	<awaiting commercial development>	3	Yes

**Table 1.** Summary of 1,950 Acres of Currently Available Commercial/Industrial Zone Real Estate in Washington Township and Amount Northpoint Owners is Attempting to Convert

Northpoint Owners, LLC

2008-PUD-09 Requesting Land Use Change from existing Agriculture/Single-Family Rural to Industrial

183.5 acres +/- on the north side of SR 38 between Anthony Road and Hinkle Road, Westfield, IN 46062

Map Reference	Property Owner	Comp Plan District	Planned Use	Acres	Does Planned Use Comply with Comp Plan?
36	Cardinal Real Estate Holdings LLC (SR 32)	Employment Corridor	<awaiting commercial development>	20	Yes
36	Cardinal Real Estate Holdings LLC (SR 32)	Employment Corridor	<awaiting commercial development>	8	Yes
41	Tyler Eifert (Just off the south side of SR 32)	Employment Corridor	<awaiting commercial development>	40	Yes
42	Towne Road Crossing North LLC (just north of 32)	Employment Corridor & Local Commercial	<awaiting commercial development>	14	Yes
42	Towne Road Crossing North LLC (just north of 32)	Employment Corridor	<awaiting commercial development>	42	Yes
44	Saxton (SR 32 & just West of Little Eagle Creek Ave)	Local Commercial	<awaiting commercial development>	79	Yes
45	Ackerson Family Farms LLC (SR 32 & Ditch Rd)	New Suburban and Regional Commercial	<awaiting commercial development>	115	Yes
46	Ackerson Family Farms LLC (SR 32 & Ditch Rd)	Regional Commercial & Suburban Residential	<awaiting commercial development>	42	Yes
47	FHM Family Limited Partnership (SR 32 & Casey Rd)	Regional Commercial	<awaiting commercial development>	19	Yes
47	FHM Family Limited Partnership (SR 32)	Regional Commercial	<awaiting commercial development>	4	Yes
47	FHM Family Limited Partnership (SR 32)	Regional Commercial	<awaiting commercial development>	2	Yes
50	191st Street Land Co LLC (SR 32)	Regional Commercial	<awaiting commercial development>	15	Yes
51	Mansoori (SR 32)	Regional Commercial	<awaiting commercial development>	23	Yes
51	Mansoori (SR 32)	Regional Commercial	<awaiting commercial development>	8	Yes
51	Mansoori (SR 32)	Regional Commercial	<awaiting commercial development>	7	Yes
54	Mink Investments LLC (SR 32 & Springmill Rd)	Regional Commercial	<awaiting commercial development>	13	Yes
<b>Total real estate that Northpoint Owners, LLC, is trying to convert to even more available Commercial/Industrial property with 2008-PUD-09</b>				<b>190 acres; NO, but plenty available elsewhere</b>	
2008-PUD-09				190 acres (not zoned for development)	
	Bryant 1	Rural Northeast	Industrial/Commercial/High Density Residential	15	NO
	Bryant 2	Rural Northeast	Industrial/Commercial/High Density Residential	46	NO
	Wiehe 1	Rural Northeast	Industrial/Commercial/High Density Residential	22	NO
	Wiehe 2	Rural Northeast	Industrial/Commercial/High Density Residential	39	NO
	Green TAT Farms 1	Rural Northeast	Industrial/Commercial/High Density Residential	19	NO
	Green TAT Farms 2	Rural Northeast	Industrial/Commercial/High Density Residential	49	NO

**Table 2.** Current Residential Market Value and Devaluation Estimate of Each Residence if 2008-PUD-09 is Approved

Northpoint Owners, LLC

2008-PUD-09 Requesting Land Use Change from existing Agriculture/Single-Family Rural to Industrial

183.5 acres +/- on the north side of SR 38 between Anthony Road and Hinkle Road, Westfield, IN 46062

Address	City	State	Zip	Re/Max (11/27/20) (1)	Zillow (12/1/20) (2)	Hamilton County (3)	Home Value (4)	30% Devaluation (5)
20155 Starlight Ct	Noblesville	IN	46062	\$ 902,750	\$ 721,581.00	\$ 784,819.80	\$ 803,050.27	\$ (240,915.08)
20160 Starlight Ct	Noblesville	IN	46062	\$ 682,200	\$ 724,795.00	\$ 726,818.40	\$ 711,271.13	\$ (213,381.34)
20170 Starlight Ct	Noblesville	IN	46062	\$ 1,868,000	\$ 1,643,014.00	\$ 1,768,856.40	\$ 1,759,956.80	\$ (527,987.04)
20185 Starlight Ct	Noblesville	IN	46062	\$ 863,000	\$ 684,553.00	\$ 681,485.40	\$ 743,012.80	\$ (222,903.84)
20190 Starlight Ct	Noblesville	IN	46062	\$ 1,308,000	\$ 830,663.00	\$ 881,820.00	\$ 1,006,827.67	\$ (302,048.30)
20251 Dayspring Ct	Noblesville	IN	46062	\$ 637,375	\$ 473,100.00	\$ 603,363.60	\$ 571,279.53	\$ (171,383.86)
20260 Dayspring Ct	Noblesville	IN	46062	\$ 1,102,500	\$ 838,424.00	\$ 806,803.20	\$ 915,909.07	\$ (274,772.72)
20270 Dayspring Ct	Noblesville	IN	46062	\$ 854,500	\$ 613,753.00	\$ 717,751.80	\$ 728,668.27	\$ (218,600.48)
20275 Dayspring Ct	Noblesville	IN	46062	\$ 1,064,200	\$ 762,344.00	\$ 781,963.20	\$ 869,502.40	\$ (260,850.72)
20280 Dayspring Ct	Noblesville	IN	46062	\$ 751,750	\$ 615,865.00	\$ 679,870.80	\$ 682,495.27	\$ (204,748.58)
20516 Hinkle Rd	Noblesville	IN	46062	\$ 316,000	\$ 324,911.00	\$ 297,955.80	\$ 312,955.60	\$ (93,886.68)
20576 Hinkle Rd	Noblesville	IN	46062	\$ 526,000	\$ 442,391.00	\$ 407,624.40	\$ 458,671.80	\$ (137,601.54)
5114 Morning Mist Ct	Noblesville	IN	46062	\$ 617,600	\$ 511,300.00	\$ 636,525.00	\$ 588,475.00	\$ (176,542.50)
5215 Nightshade Ln	Noblesville	IN	46062	\$ 938,400	\$ 810,142.00	\$ 783,826.20	\$ 844,122.73	\$ (253,236.82)
5250 Nightshade Ln	Noblesville	IN	46062	\$ 785,200	\$ 713,565.00	\$ 846,795.60	\$ 781,853.53	\$ (234,556.06)
20636 Anthony Rd	Westfield	IN	46062	\$ 436,000	\$ 410,705.00	\$ 336,457.80	\$ 394,387.60	\$ (118,316.28)
20649 Anthony Rd	Westfield	IN	46062	\$ 1,900,000	\$ 560,500.00	\$ 610,691.40	\$ 1,023,730.47	\$ (307,119.14)
20707 Hinkle Rd	Westfield	IN	46062	\$ 1,304,600	\$ 649,905.00	\$ 645,964.20	\$ 866,823.07	\$ (260,046.92)
20728 Anthony Rd	Westfield	IN	46062	\$ 172,000	\$ 194,549.00	\$ 174,004.20	\$ 180,184.40	\$ (54,055.32)
20737 Anthony Rd	Westfield	IN	46062	\$ 568,000	\$ 469,352.00	\$ 425,509.20	\$ 487,620.40	\$ (146,286.12)
20776 Anthony Rd	Westfield	IN	46062	\$ 57,950	\$ 19,500.00	\$ 40,365.00	\$ 39,271.67	\$ (11,781.50)
20803 Anthony Rd	Westfield	IN	46062	\$ 442,500	\$ 461,953.00	\$ 371,358.00	\$ 425,270.33	\$ (127,581.10)
20818 Anthony Rd	Westfield	IN	46062	\$ 324,500	\$ 295,050.00	\$ 242,562.60	\$ 287,370.87	\$ (86,211.26)
20821 Anthony Rd	Westfield	IN	46062	\$ 354,800	\$ 501,505.00	\$ 467,737.20	\$ 441,347.40	\$ (132,404.22)
20831 Anthony Rd	Westfield	IN	46062	\$ 615,000	\$ 591,850.00	\$ 616,653.00	\$ 607,834.33	\$ (182,350.30)
20889 Anthony Rd	Westfield	IN	46062	\$ 495,000	\$ 491,747.00	\$ 620,751.60	\$ 535,832.87	\$ (160,749.86)
20945 Anthony Rd	Westfield	IN	46062	\$ 1,217,500	\$ 872,852.00	\$ 675,648.00	\$ 922,000.00	\$ (276,600.00)
21001 Anthony Rd	Westfield	IN	46062	\$ 526,000	\$ 540,426.00	\$ 541,512.00	\$ 535,979.33	\$ (160,793.80)



**Table 2.** Current Residential Market Value and Devaluation Estimate of Each Residence if 2008-PUD-09 is Approved

Northpoint Owners, LLC

2008-PUD-09 Requesting Land Use Change from existing Agriculture/Single-Family Rural to Industrial

183.5 acres +/- on the north side of SR 38 between Anthony Road and Hinkle Road, Westfield, IN 46062

Address	City	State	Zip	Re/Max (11/27/20) (1)	Zillow (12/1/20) (2)	Hamilton County (3)	Home Value (4)	30% Devaluation (5)
21035 Anthony Rd	Westfield	IN	46062	\$ 638,600	\$ 675,674.00	\$ 761,718.60	\$ 691,997.53	\$ (207,599.26)
21151 Anthony Rd	Westfield	IN	46062	\$ 817,700	\$ 594,715.30	\$ 371,730.60	\$ 594,715.30	\$ (178,414.59)
21188 Anthony Rd	Westfield	IN	46062	\$ 393,000	\$ 504,413.00	\$ 395,701.20	\$ 431,038.07	\$ (129,311.42)
21244 Anthony Rd	Westfield	IN	46033	\$ 543,000	\$ 410,555.00	\$ 295,471.80	\$ 416,342.27	\$ (124,902.68)
21247 Anthony Rd	Westfield	IN	46062	\$ 410,000	\$ 528,573.00	\$ 473,947.20	\$ 470,840.07	\$ (141,252.02)
21250 Anthony Rd	Westfield	IN	46062	\$ 565,000	\$ 451,768.00	\$ 427,123.80	\$ 481,297.27	\$ (144,389.18)
21312 Anthony Rd	Westfield	IN	46062	\$ 678,000	\$ 543,872.00	\$ 531,327.60	\$ 584,399.87	\$ (175,319.96)
21344 Anthony Rd	Westfield	IN	46062	\$ 542,700	\$ 474,745.00	\$ 424,515.60	\$ 480,653.53	\$ (144,196.06)
21444 Anthony Rd	Westfield	IN	46062	\$ 447,000	\$ 360,721.00	\$ 296,217.00	\$ 367,979.33	\$ (110,393.80)
21445 Anthony Rd	Westfield	IN	46062	\$ 672,000	\$ 683,849.00	\$ 568,711.80	\$ 641,520.27	\$ (192,456.08)
21477 Anthony Rd	Westfield	IN	46062	\$ 679,000	\$ 617,248.00	\$ 576,288.00	\$ 624,178.67	\$ (187,253.60)
21500 Anthony Rd	Westfield	IN	46062	\$ 533,000	\$ 356,649.00	\$ 318,324.60	\$ 402,657.87	\$ (120,797.36)
21548 Anthony Rd	Westfield	IN	46062	\$ 438,000	\$ 413,753.00	\$ 323,044.20	\$ 391,599.07	\$ (117,479.72)
21551 Anthony Rd	Westfield	IN	46062	\$ 424,700	\$ 621,791.00	\$ 604,729.80	\$ 550,406.93	\$ (165,122.08)
21575 Anthony Rd	Westfield	IN	46062	\$ 285,000	\$ 70,200.00	\$ 124,572.60	\$ 159,924.20	\$ (47,977.26)
21576 Anthony Rd	Westfield	IN	46062	\$ 396,000	\$ 341,321.00	\$ 299,570.40	\$ 345,630.47	\$ (103,689.14)
4355 Sheridan Rd	Westfield	IN	46062	\$ 463,400	\$ 346,460.80	\$ 229,521.60	\$ 346,460.80	\$ (103,938.24)
4779 Sheridan Rd	Westfield	IN	46062	\$ 336,500	\$ 210,673.00	\$ 156,492.00	\$ 234,555.00	\$ (70,366.50)
4787 Sheridan Rd	Westfield	IN	46062	\$ 178,000	\$ 145,088.00	\$ 112,152.60	\$ 145,080.20	\$ (43,524.06)
5005 Sheridan Rd	Westfield	IN	46062	\$ 690,000	\$ 230,200.00	\$ 285,287.40	\$ 401,829.13	\$ (120,548.74)
5069 Sheridan Rd	Westfield	IN	46062	\$ 219,000	\$ 194,549.00	\$ 176,239.80	\$ 196,596.27	\$ (58,978.88)
5091 Sheridan Rd	Westfield	IN	46062	\$ 196,800	\$ 180,131.00	\$ 151,151.40	\$ 176,027.47	\$ (52,808.24)
5107 Sheridan Rd	Westfield	IN	46062	\$ 262,400	\$ 339,409.00	\$ 333,601.20	\$ 311,803.40	\$ (93,541.02)
5143 Sheridan Rd	Westfield	IN	46062	\$ 272,800	\$ 208,239.00	\$ 168,166.80	\$ 216,401.93	\$ (64,920.58)
5171 Sheridan Rd	Westfield	IN	46062	\$ 305,800	\$ 358,490.00	\$ 300,439.80	\$ 321,576.60	\$ (96,472.98)
5376 Sheridan Rd	Westfield	IN	46062	\$ 440,000	\$ 503,077.00	\$ 363,409.20	\$ 435,495.40	\$ (130,648.62)
5458 Sheridan Rd	Westfield	IN	46062	\$ 413,000	\$ 269,941.00	\$ 278,083.80	\$ 320,341.60	\$ (96,102.48)



**Table 2.** Current Residential Market Value and Devaluation Estimate of Each Residence if 2008-PUD-09 is Approved

Northpoint Owners, LLC

2008-PUD-09 Requesting Land Use Change from existing Agriculture/Single-Family Rural to Industrial

183.5 acres +/- on the north side of SR 38 between Anthony Road and Hinkle Road, Westfield, IN 46062

Address	City	State	Zip	Re/Max (11/27/20) (1)	Zillow (12/1/20) (2)	Hamilton County (3)	Home Value (4)	30% Devaluation (5)
Cumulative Market Value (Devaluation)							\$ 29,267,053.10	\$ (8,780,115.93)
Average Market Value per Home (Devaluation per Home)							\$ 532,128.24	\$ (159,638.47)

NOTES:

1. Estimated Market Value provided by Maria Hunt Re/Max on 11/27/20.
2. The values for 21151 Anthony Rd and 4355 Sheridan Rd were not available and so the average of the other two valuation methods was used.
3. Zillow has calculated that the average home is selling for 24.2% above the local tax assessment.
4. Current Market Value is based on the average of estimates from a local realtor, Zillow and the Hamilton County Property Assessment records.
5. A 30% devaluation was estimated by Re/Max.

# **Appendix A**

Change.org Petition to Stop Northpoint II

---



Stop Northpoint II



305 have signed. Let's get to 500!

---



**[Our Little Funny Farm](#)** started this petition to **[Citizens of Westfield](#)**

Please sign to show our council members you do not approve the rezoning north of SR 38. Residents along Anthony Road do not want their beautiful country views to be taken over by industrial buildings. This is a residential area where families chose to raise their children. We do not want our quiet road to become busy with traffic or our peaceful evenings to be clouded by noise and bright lights from businesses operating at all hours behind our homes. Also along Anthony Rd there is an alpaca farm that will be negatively affected by Northpoint II development. Stress has been shown to negatively impact alpacas' health, and that is exactly what will happen if council votes to approve this rezoning. Save our quiet road, save our views, save our property values, and save the alpacas.

**Start a petition of your own**

This petition starter stood up and took action. Will you do the same?

[Start a petition](#)

[Start a petition of your own](#)

[This petition starter stood up and took action. Will you do the same?](#)

**Updates**

1. 5 months ago  
250 supporters
2. 5 months ago  
Our Little Funny Farm started this petition

By joining, or logging in via Facebook, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#).

## Stop Northpoint II

Petition details **Comments** Updates

---

### Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

Thanks for adding your voice.



**[Debbie Skomp](#)**

[Sep 1, 2020](#)

I feel this proposed development negatively impacts adjacent and surrounding residential properties.

- 
- 1

Share

[Tweet](#)

Report

Thanks for adding your voice.





**[Nancy Austin](#)**

**[Aug 28, 2020](#)**

This also affects the woods and homes on Sheridan Rd/SR38, not just Anthony Rd. This needs stay a rural area, not more businesses. Don't take the homes from the deer, hawks, etc along with the residents. I've lived here over 30 years. Don't add more traffic and businesses taking away security and peace of mind of residents. Don't ruin another area taking away nature. Westfield should care about keeping current rural residents, not just getting new businesses.

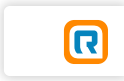
- 
- 1

Share

[Tweet](#)

Report

Thanks for adding your voice.



**[Nicholas Plopper](#)**

**[Aug 26, 2020](#)**

I feel this proposed development negatively impacts adjacent and surrounding residential properties.

- 
- 1

Share

[Tweet](#)

Report



Thanks for adding your voice.



**[Joan Hall](#)**

[Aug 25, 2020](#)

There is no reason to devastate this rural area with a complete change of plan. This is obvious.

- 
- 1

Share

[Tweet](#)

Report

Thanks for adding your voice.



**[Jennifer Siebe](#)**

[Aug 25, 2020](#)

There are other areas available more suitable for industrial

- 
- 1

Share

[Tweet](#)

Report

Thanks for adding your voice.





**Valerie Pesenko**

Aug 25, 2020

Valerie Pesenko

- 
- 0

Share

[Tweet](#)

Report

Thanks for adding your voice.



**Amy Burns**

Aug 25, 2020

Stop putting asphalt over the earth!!! Enough already!

- 
- 1

Share

[Tweet](#)

Report

Thanks for adding your voice.



**Dave Weaver**

Aug 25, 2020

Just try to imagine moving out to the country to enjoy the solitude and the lack of traffic and everything that comes with it... Only to find out they're going to Rezone and start building a major commercial development directly across the street from your home. It's a nightmare for the Hinshaw family and many others.

- 
- 1

Share

[Tweet](#)

Report

Thanks for adding your voice.



**Polly Kincaid**

Aug 25, 2020

Too much industry! Leave the solitude of the country alone. Alot can be learned from it.

- 
- 2

Share

[Tweet](#)

Report

Thanks for adding your voice.



**Jackie Slonaker**

Aug 24, 2020

It's a beautiful area that should not be disturbed in the name of progress...

- 
- 2

Share

[Tweet](#)

Report

Thanks for adding your voice.



**[Rob Ginder](#)**

[Aug 24, 2020](#)

Mayor Cook will build on every square foot of open land in Westfield if he can get away with it.

- 
- 1

Share

[Tweet](#)

Report

Thanks for adding your voice.



**[Jenny Skelton](#)**

[Aug 24, 2020](#)

Repurpose an empty building.

- 
- 2

Share



[Tweet](#)

Report

Thanks for adding your voice.



**[Seth Hinshaw](#)**

[Aug 23, 2020](#)

Clearly this setting doesn't need this development. Please consider it not

- 
- 2

Share

[Tweet](#)

Report

Thanks for adding your voice.



**[Lee Ann Clark](#)**

[Aug 23, 2020](#)

Please stop taking rural areas and creating more subdivisions!! People still want to own land larger than an acre and have livestock.

- 
- 2

Share



[Tweet](#)

Report

Thanks for adding your voice.



[Nancy Clemens](#)

[Aug 23, 2020](#)

Because nature and land should be preserved—and pollution and nature do not mix!

- 
- 2

Share

[Tweet](#)

Report

Thanks for adding your voice.



[Mandy Hanavan](#)

[Aug 23, 2020](#)

I'm tired of all the building in Westfield! Please leave some green space!

- 
- 2

Share

[Tweet](#)

Report

Thanks for adding your voice.







**[Tonya Schaick](#)**

[Aug 23, 2020](#)

Enough growth already!

- 
- 2

Share

[Tweet](#)

Report

Thanks for adding your voice.



**[Barbara Hansen](#)**

[Aug 23, 2020](#)

Save Anthony Road from commercial development.

- 
- 2

Share

[Tweet](#)

Report

Thanks for adding your voice.



**Luke Santangini**

Aug 23, 2020

I'm a life long resident of Westfield. It's concerning when our City doesn't adhere to their own Comprehension Plan. Where is the protection for homeowners in the Township?

- 
- 3

Share

[Tweet](#)

Report

Thanks for adding your voice.



**Matthew McWhorter**

Aug 23, 2020

To much industrial growth is not good for the city. At some point this needs to stop!

- 
- 3

Share

[Tweet](#)

Report

Thanks for adding your voice.



**Kylene Huff**

Aug 23, 2020

I'm signing because I'm tired of the city turning the areas that make Westfield beautiful and unique into commercial spaces with little consideration for the current residents and future use.

- 
- 3

Share

[Tweet](#)

Report

Thanks for adding your voice.





[Stacy Meyers](#)

[Aug 23, 2020](#)

The space is taken. Let the animals stay in their home.

- 
- 3

Share

[Tweet](#)

Report

Thanks for adding your voice.



[Carolyn Scott](#)

[Aug 23, 2020](#)

There are a multitude of vacant buildings across the Northside. Revitalize some of those areas and leave beautiful land alone. Quit building new! Traveling north how many deserted strip malls must you pass before reaching a new one being built!

- 
- 3

Share

[Tweet](#)

Report

Thanks for adding your voice.





**[LINDA NAAS](#)**

**[Aug 23, 2020](#)**

The Rural Northeast section on our Comprehensive Plan does not allow for this use for so many reasons and would ruin the planned uses in which property owners have personally invested. This developer should look to other areas noted in the Comp Plan for this use. This is NOT a simple rezoning; it would require a major amendment to the Comp Plan which would involve the entire community especially those located in the Rural Northeast. Westfield shouldn't change the Comp Plan for all the reasons listed therein for creating it, otherwise there is no planning for the future of our community. It is not the responsibility of Westfield to abandon community planning to financially benefit any developer.

- 
- 4

Share

[Tweet](#)

[Report](#)

**COMPANY**

About

Impact

Careers

Team

**COMMUNITY**

Blog

Press

**SUPPORT**

Help

Guides

Privacy

Policies



# Appendix B

House-to-House Petition for City of  
Westfield to Reject *Ordinance 20-25*

---

## Westfield/Washington Township Citizens Against Northpoint II Industrial

We call on the Mayor, City Council, and Advisory Plan Commission of Westfield to **deny** Northpoint Owners request to re-zone 183+ acres of Rural Residential land to Industrial Use.  
**Deny approval of Ordinance 20-25 (Petition Docket #2008-PUD-09)**

A plan to destroy 183+ acres of beautiful farmland and trees and replace it with an industrial park with over 57 possible, unsavory land uses, has been submitted to the city of Westfield.

Why should you care? Why does this matter? It matters because...

The area of proposed development (immediately north of Hgwy. 38, east of Anthony Rd., and west of Hinkle Rd.) has been classified as Northeast Rural Residential in the Westfield-Washington Township Comprehensive Plan. In fact, the Plan states that this area "will be designated as rural for the foreseeable future...development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy". The Northpoint II proposal violates the City's own plan!

This proposal will lead to the destruction of the rural lifestyle of our area. There is no amount of buffer or development standards that would protect our area's rural charm from this type of intrusion. The rural character of this area would be completely changed forever.

It will negatively impact our health and safety. Increased traffic, skyrocketing volume of commercial truck traffic, air pollution, noise pollution, light pollution, contaminated ground water, trash blowing around, businesses operating at all hours of day & night - all are detrimental to our health, safety and wellbeing.

It will decrease our property values. Most made a thoughtful choice to live in this area. Many have invested a sizeable amount of money, time and heart into their homes. Industrial development will decrease the desirableness of our area.

Tell the City that we want to preserve our rural lifestyle...we request that they adhere to the Comprehensive Plan, keep rural areas safe from industrial development, and leave the solitude of the country in place.

City of Westfield, please don't turn all the areas that make Westfield beautiful and unique into commercial spaces!

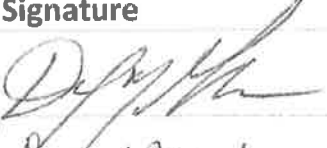
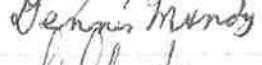



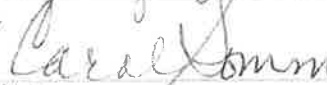





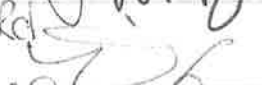


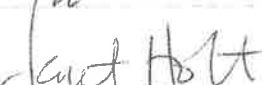




Please join us in signing this petition if you feel the land should remain as it is...rural. Your support, by signing this petition, will be used to communicate to the Mayor, City Council and Advisory Plan Commission. Thank you for your time and consideration.

We the undersigned request that the City of Westfield deny Ordinance 20-25.

Name	Address	Signature	Date	Phone/Email
Barry Wayne Pike	5458 Sheridan Rd Noblesville, IN 46062	Barry Wayne Pike	12/22/20	bwpike2004@yahoo.com
Cathy K. Pike	5458 Sheridan Rd. Noblesville, IN 46062	Cathy K. Pike	12/22/20	ckpike@iupui.edu
Rebecca Gudeman	20649 Anthony Westfield IN 46062	Rebecca Gudeman	12/22/20	rwgudeman@gmail.com



# Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
DANIEL GUDERMAN	20649 ANTHONY RD WESTFIELD 46062		12/22/20	630-333-8749
Gemma Mundy	20728 ANTHONY RD WESTFIELD IN. 46062		12/22/20	317-877-2436
SETH MEISSER KIPSHAW	20737 ANTHONY WESTFIELD 46062		12/22/20	317-4606751
IN/M D. BECK	20821 ANTHONY		12/22/2020	317-877-2833
LUCKY BECK	20821 Anthony		12/22	317-877-2833
CAROL SOMMER	2001 ANTHONY ROAD		12/22	317-877-0025
Dale McCullough	21151 Anthony Rd. Westfield		12/22	317-877-2233
Glenn Miller	21188 Anthony Rd Westfield		12/22	317-877-1932
Phil Sway	21241 Anthony Rd		12/22	330-647-2868
PATRICK BOYLE	21312 Anthony Rd		12/22	317-679-6322
Wendy Bels	" "		12/22	317-679-6323
Jeremy Meade	21477 Anthony Rd Westfield, IN		12/22	317-847-8255
Linda Lutes	21548 Anthony Rd Westfield		12/22	317-698-7799
Dave Eckman	21551 Anthony Rd Westfield		12/22	317-968-9875
Janet Holt	3805 E 216th Westfield		12/22	317-694-9227
Haley Payne	3849 E 216th Westfield, IN 46062		12/22	317-502-9659
Grant Pontius	3989 E 216th St Westfield IN 46062		12/22	317-902-2627
Josh Elliott	4608 E 216th Noblesville 46062		12/22	317-502-8154
Lidia Forlano	4873 E 216th St. Noblesville IN 46062		12/22	614-580-8350 lidia.forlano82@gmail.com

# Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Kate Furtado	4803 E. 216th St. Noblesville, IN 46062	Kate Furtado	12/22/2020	(513) 314-4155 Kate.sealy@yahoo.com
Gary Pontus	3989 E. 216th St. Westfield, IN	May Pont	12/22/20	(317) 446-0040
Tim Armstrong	20636 Anthony Rd. Westfield, IN	Tim Armstrong	12-22-20	(317) 413-1265
Kim Armstrong	20636 Anthony Rd. Westfield, IN 46062	Kim Armstrong	12/22/20	317-701-7707
Kim Davis	22410 Clifford Circleville, OH 43004	Kim Davis	12/22/20	317-407-1032
Martha Linder	212570 Anthony Westfield, IN 46062	Martha Linder	12/26/20	317-430-1940 m.kirkwood@alumna.nc.edu
Shawn Martz	4331 East 216th St. Westfield, IN 46062	Shawn Martz	12/26/20	317-220-1156
Melanie Martz	4331 East 216th St. Westfield, IN 46062	Melanie Martz	12/18/20	(317) 441-9764
Ed Elliott	4526 E. 216th St. Noblesville, IN 46062	Ed Elliott	12/26/20	317-666-5241
KAREN ELLIOTT	4526 E. 216th St. Noblesville, IN 46062	Karen Elliott	12/26/20	317-508-1204
Sarah Nickel	20260 Dayspring Ct Noblesville, IN 46062	Sarah Nickel	12/28/20	765-667-6721
Vicki Moore	20270 Dayspring Ct Noblesville, IN 46062	Vicki Moore	12/28/20	317-760-0252 317-331-3810
Mike Moore	20251 Dayspring Ct Noblesville, IN 46062	Mike Moore	12/28/20	317-710-3867 317-223-9213
Shannon Cannata	26155 Starlight Dr Noblesville, IN 46062	Shannon Cannata	12/28/20	317-385-1212
Karl W. Wright	20160 Starlight Dr. Noblesville, IN 46062	Karl W. Wright	12/28/20	317-710-2194
Ray Boilens	5147 Morning Mist Noblesville, IN 46062	Ray Boilens	12/28/20	317-225-3851
Minde Reed	5217 Morning Mist Noblesville, IN 46062	Minde Reed	12/28/20	317-1114-9301
R. McGeath	5244 Morning Mist Noblesville, IN 46062	R. McGeath	12/28/20	317-450-6570
Mindy Isborn	5304 Morning Mist Noblesville, IN 46062	Mindy Isborn	12/28/20	317-984-8456

# Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Eric Ferral	5114 Morningmist Ct.	[Signature]	12/27/20	745-432-6249
Brent Whaley	5215 Nightshade	[Signature]	12/28	317-937-2719
Frank Vento	5245 Nightshade	[Signature]	12/28	317-575-8689
Shawn Vento	"	[Signature]	12/28	"
Levi Cornell	5030 Nightshade Noblesville, IN	[Signature]	12/28	317-696-4271
Mark HAIER	5143 ARC Noblesville	[Signature]	12/28	317-519-7555
David Dance	5207 Aegis Dr. Noblesville	[Signature]	12/28	317-671-5177
Fushing Grandin	5164 Aegis Dr. Noblesville	[Signature]	12/28	469-668-1457
Chris Barkman	5136 Aegis Dr Noblesville	[Signature]	12/28	317-703-9725
Susan Cox	5108 Aegis Dr Noblesville	[Signature]	12/28	317-872-0885
Tracie Puckett	5255 Aegis Noblesville	[Signature]	12/28	765-438-6449
Bruce Puckett	5255 Aegis Dr Noblesville, IN	[Signature]	12/28	(317) 408-1968
Kyle VanHoekke	5287 AEGIS NOBLESVILLE, IN	[Signature]	12/28	(317) 519-1623
Chelsea VanHoekke	5287 AEGIS DR NOBLESVILLE, IN	[Signature]	12/28	(317) 519-7221
Susan Walker	5303 AEGIS DR Noblesville IN	[Signature]	12/28	313 691 5954
Chuck Walker	5303 AEGIS Dr Noblesville IN	[Signature]	12/28	317 296 9764
Chris Spradys	5335 Aegis Dr Noblesville	[Signature]	12/28	815/931/1189
Erin L. McKee	5387 AEGIS NOBLESVILLE	[Signature]	12/28	317-439-9007
Dorothy Burton	5383 Aegis Noblesville	[Signature]	12/28	317-514-0288

# Westfield/Washington Township Citizens Against Northpoint II Industrial Park









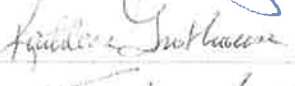










Name	Address	Signature	Date	Phone/Email
Laura Fenstermaker	5260 Hegis Dr	Laura Fenstermaker	12/28/20	765-702-7666
Sustin Evans	5316 Sheridan Rd	[Signature]	12/29/20	574-453-4668
Kait Evans	5316 SHERIDAN	[Signature]	12/29/20	574-527-2474
Nancy Rusten	5143 Sheridan	Nancy E. Rusten	12/29/20	317-897-9303
Mike Jacobs	5107 Sheridan Rd	Mike Jacobs	12/29/20	317-491-2440
Helen Bray	4355 Sheridan Rd	Helen Bray	12/29/20	317-877-3731
Gordon Miller	20151 Quicksilver Rd	[Signature]	12/29/20	317-430-1234
Katie Kane	20403 Quicksilver	[Signature]	12/29/20	317-704-7280
Deborah Jeff	20936 Quicksilver Rd	[Signature]	12/29/20	765-555-26
Kenneth Kucemanski	20473 Quicksilver Rd	[Signature]	12/29/20	260-710-0761
Daniel [unclear]	20784 H. H. Kd	[Signature]	12/29/20	317-665-8183
Matt Sp. Jr	20860 H. H. Kd	[Signature]	12/29	317-440-7700
Megan Markewoz	5143 Citadel Dr	Megan Markewoz	12/29/20	(713)823-7223
CHARLES DELBREIMER	5018 HAVENWAS	Charles Delbreimer	12/29/20	(317)517-6303
Doug Coulman	4948 Havenwood Dr	[Signature]	12/29/20	317-376-5692
Cheryl Schultz	20798 Hinkle Rd	Cheryl Schultz	1/2/21	317-514-7711
Christy Martin	20492 Quicksilver	Christy Martin	1/2/21	317-989-9213
Larry N. [unclear]	20478 Quicksilver	[Signature]	1-2-21	(30)770-7670
Phoenix B. [unclear]	20445 Quicksilver Rd	[Signature]	1-2-21	317-460-701



# Westfield/Washington Township Citizens Against Northpoint II Industrial Park




Name	Address	Signature	Date	Phone/Email
Lauren Badua	20445 Quicksilver Rd.	Lauren Badua	1/2/21	317-480-6769
Brett Schuennern	20503 Quicksilver Rd.	Brett Schuennern	1/2/21	309-256-1524
Kaitlin Bell	20503 Quicksilver Rd Noblesville IN	K Bell	1/2/21	317-775 0993
Ryan McKinley	20524 Quicksilver Rd 5250 Citadel Dr	R McKinley	1/2/21	317-378-3354
Ali Albenny	Noblesville IN 5262 Citadel Dr	A Albenny	1/2/21	615-540 8410
Robert Morrison	5210 Citadel Dr Noblesville	R Morrison	1/2/21	317-946-4313
Robert Morrison	4932 HANESWOOD DR Noblesville TN	R Morrison	1/2/21	317-448-5245
Theodore Sommer	21001 Anthony Road	Theodore Sommer	1/2/21	317-984-0130
Anne West	21001 Anthony Road	Anne West	1/4/22	317-509-4228
Eric Martin	20448 Quicksilver Noblesville	Eric Martin	1/4/21	317-385-3816
Lori Hogan	20275 Dayspring Noblesville IN	Lori Hogan	1/7/21	11/1/21 317-219-9955
Andrew DePew	20185 Starlight Noblesville, IN	Andrew DePew	1/8/21	317-698-4169
Rob Hanson	20190 Starlight Noblesville, IN	Rob Hanson	1/8/21	317-801-9473
CAIT STILL	4945 Mainway Dr Noblesville, IN	CAIT STILL	1/8/21	317-801-9473
Kelly Miller	5019 Mainway Noblesville, IN	Kelly Miller	1/8/21	317-691-0413
Mr. Miller	5255 Mainway Noblesville, IN	Mr. Miller	1/8/21	317-691-0413
James Padzinski	5250 Nightshade Noblesville	James Padzinski	1/8/21	317-691-0413
Kathy Padzinski	5250 Nightshade Noblesville	Kathy Padzinski	1/8/21	kpadzinski@gmail.com

# Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Nelson, Zachary	5220 Nightshade Ln.		1/4/2021	ZachNelson750@gmail.com
Kalyn Warren	5123 Aegle Dr Noblesville, IN		1/8/21	Kalyn.warren@gmail.com
Thomas Wynn	5123 Aegle Dr Noblesville, IN		1/8/21	TomWynn12@gmail.com
Ed Marcus	5192 Aegle		1-8-21	esmarcus45@ameritech.net
Cynthia Marcus	5192 Aegle Noblesville 5302 Aegle Spr.		1/8/21	joypastlove@gmail.com
Kristine Kordes	Noblesville		1/8/21	Kristine123@hotmail.com
Krista Marschall	5288 Aegle Dr Noblesville		1/8/21	Krista.e.weber@gmail.com 7651438-1218
Deschilling	20170 Starlight Ct. Noblesville, IN		8 JAN 2021	des.schilling@sci-rep.com
Kathleen Grubbs	5127 Morning Mist Ct Noblesville, IN 46062 5164 Morning Mist Ct		1/18/2021	Kathleen.Grubbs@gmail.com
Timothy Gascho	Noblesville, IN 46062		1/18/21	tj.gascho@gmail.com
Beverly Stewart	20766 Hinkle Rd 46062		1-18-21	20 Hinkle Rd
Nicole Kojetin	20766 Hinkle Rd 46062		1/23/21	kojetina@frontier.com
Ugo Robson	20770 Hinkle Rd		1/23/21	Ugo877@aol.com
Reenie Johnson	20901 Hinkle Rd		1/23/21	317-684-3641
CASEY WEHRE	20962 Hinkle Rd		1/23/21	317-607-3906
Jim Downing	4877 E 21st		1/21/21	
Beth Downing	4877 E 21st		1/21/21	317-464-9398
Jenna White	5050 E 21st		1/21/21	317-750-7310
Mark McClure	5050 E 21st		1/21/21	(250) 501-2061



# Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Steve Dolvin	21815 E 211 <sup>th</sup> St Noblesville, IN		1/21/21	317-413-6414 stevdolvin@gmail.com
Lauren Cartmel	30652 Hinkle Rd Noblesville, IN		1/23/21	launcartmel@gmail.com
James Laravelle	20660 Hinkle Rd		1/23/21	317-513-1892

## Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Frank Miller 22000 Anthony Rd  
216250 IN 46034 Frank Miller 12/17 317-403-8357

## Westfield/Washington Township Citizens Against Northpoint II Industrial Park

We call on the Mayor, City Council, and Advisory Plan Commission of Westfield to **deny** Northpoint Owners request to re-zone 183+ acres of Rural Residential land to Industrial Use.  
Deny approval of Ordinance 20-25 (Petition Docket #2008-PUD-09)

A plan to destroy 183+ acres of beautiful farmland and trees and replace it with an industrial park with over 57 possible, unsavory land uses, has been submitted to the city of Westfield.

Why should you care? Why does this matter? It matters because...

The area of proposed development (immediately north of Hgwy. 38, east of Anthony Rd., and west of Hinkle Rd.) has been classified as Northeast Rural Residential in the Westfield-Washington Township Comprehensive Plan. In fact, the Plan states that this area "will be designated as rural for the foreseeable future...development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy". The Northpoint II proposal violates the City's own plan!

This proposal will lead to the destruction of the rural lifestyle of our area. There is no amount of buffer or development standards that would protect our area's rural charm from this type of intrusion. The rural character of this area would be completely changed forever.

It will negatively impact our health and safety. Increased traffic, skyrocketing volume of commercial truck traffic, air pollution, noise pollution, light pollution, contaminated ground water, trash blowing around, businesses operating at all hours of day & night - all are detrimental to our health, safety and wellbeing.

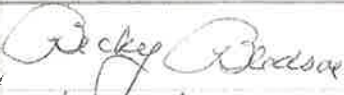

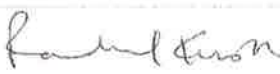
It will decrease our property values. Most made a thoughtful choice to live in this area. Many have invested a sizeable amount of money, time and heart into their homes. Industrial development will decrease the desirableness of our area.

Tell the City that we want to preserve our rural lifestyle...we request that they adhere to the Comprehensive Plan, keep rural areas safe from industrial development, and leave the solitude of the country in place.

City of Westfield, please don't turn all the areas that make Westfield beautiful and unique into commercial spaces!

Please join us in signing this petition if you feel the land should remain as it is...rural. Your support, by signing this petition, will be used to communicate to the Mayor, City Council and Advisory Plan Commission. Thank you for your time and consideration.

We the undersigned request that the City of Westfield deny Ordinance 20-25.

Name	Address	Signature	Date	Phone/Email
Becky Blesso	17328 Cayuga Dr Westfield, IN 46074		12/23/2020	(317) 413-4273 106188755@yahoo.com
Susan Scanlon	18907 Crestview Ct Westfield, IN 46074		12/23/2020	(514) 815-3711 SScanlon537@gmail.com
Rachel Kuch	DS & Columbus Westfield		12/23	-

# Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Juli Cary	529 S. Cherry St Westfield	Juli Cary	12-23-20	
Cristy White	908 mindy ct Westfield IN	Cristy White	12-23-20	
Curtis Carey	114 East DR Westfield IN	Curtis Carey	12-23-20	317-835-6074 CurtisCdc,Carey@Gmail
Amy Keelker	5091 Sheridan Rd. Westfield IN	Amy Keelker	12-31-20	767-1000 yaron
MIKE THOR	2150 ANTHONY RD WEST IN 46062	Mike Thor	12-31-20	+ dcp plus cybar
Amy Keelker	5091 Sheridan Rd Westfield IN	Amy Keelker	12-31-20	+ dcp plus cybar
MIKE THOR	2150 ANTHONY RD WEST IN 46062	Mike Thor	12-31-20	+ dcp plus cybar
Emily Jackson	5107 Sheridan Rd. Westfield, IN 46062	Emily E Jackson	12-31-20	317-903-9461 eejackson28@gmail.com
Mark Willock	5005 Sheridan Rd 46062	Mark Willock	1/2/21	markwillock@gmail.com 317-703-0275
Teresa Hadley	5005 Sheridan Ave Westfield, IN 46062	Teresa Hadley	1/2/21	tkh9912020@yahoo.com 317-345-5102
FRAN PIT JOHNSON	5069 Sheridan Rd Westfield 46062	Fran Pit Johnson	1/5/21	317-796-7686 rjohnson@rcn.net
Chas. Campbell	4909/5005 Sheridan Rd Westfield 46062	Charles Campbell	1/5/21	317-877-0802
Charles Campbell	4345 E 225th St Cicero IN. 46034	Charles Campbell	1/5/21	317-877-0802
Dennis J Kulesnick	509 Zepherus Way Westfield IN 46064	Dennis J Kulesnick	1/5/21	317-374-3083

## Westfield/Washington Township Citizens Against Northpoint II Industrial Park

We call on the Mayor, City Council, and Advisory Plan Commission of Westfield to **deny** Northpoint Owners request to re-zone 183+ acres of Rural Residential land to Industrial Use.

Deny approval of Ordinance 20-25 (Petition Docket #2008-PUD-09)

A plan to destroy 183+ acres of beautiful farmland and trees and replace it with an industrial park with over 57 possible, unsavory land uses, has been submitted to the city of Westfield.

Why should you care? Why does this matter? It matters because...

The area of proposed development (immediately north of Hgwy. 38, east of Anthony Rd., and west of Hinkle Rd.) has been classified as Northeast Rural Residential in the Westfield-Washington Township Comprehensive Plan. In fact, the Plan states that this area "will be designated as rural for the foreseeable future...development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy". The Northpoint II proposal violates the City's own plan!

This proposal will lead to the destruction of the rural lifestyle of our area. There is no amount of buffer or development standards that would protect our area's rural charm from this type of intrusion. The rural character of this area would be completely changed forever.

It will negatively impact our health and safety. Increased traffic, skyrocketing volume of commercial truck traffic, air pollution, noise pollution, light pollution, contaminated ground water, trash blowing around, businesses operating at all hours of day & night - all are detrimental to our health, safety and wellbeing.

It will decrease our property values. Most made a thoughtful choice to live in this area. Many have invested a sizeable amount of money, time and heart into their homes. Industrial development will decrease the desirableness of our area.

Tell the City that we want to preserve our rural lifestyle...we request that they adhere to the Comprehensive Plan, keep rural areas safe from industrial development, and leave the solitude of the country in place.

City of Westfield, please don't turn all the areas that make Westfield beautiful and unique into commercial spaces!

Please join us in signing this petition if you feel the land should remain as it is...rural. Your support, by signing this petition, will be used to communicate to the Mayor, City Council and Advisory Plan Commission. Thank you for your time and consideration.

We the undersigned request that the City of Westfield deny Ordinance 20-25.

Name	Address	Signature	Date	Phone/Email
DAVID DUNBAR	21344 Anthony Rd. Westfield, IN 46002		1/7/21	317-690-0224
Rose Dunbar	21344 Anthony Rd. Westfield, IN 46002		1/7/21	317-767-5139
Leo Dunbar	21344 Anthony Rd. Westfield, IN 46002		1/7/21	317-695-2671



# Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Christy Wheeler	Westfield, IN 20889 Anthony Rd.	Christy Wheeler	12/22/20	317-776-3883
Wayne Wheeler	20889 Anthony Rd Westfield		12/22/20	317-697-1160
Jocanna McGill	14444 Bexley Dr. Carmel	Jocanna McGill	12/23/20	317-435-5297
McGill AnnMarie	14444 Bexley Dr. Carmel	AnnMarie McGill		317-576-0100
Brian Canada	1168 Pebble Brook Dr. Noblesville, IN		12/23/20	410-591-5798
Amy Canada	1168 Pebble Brook Dr. Noblesville, IN	Amy Canada	12/23/20	513-255-6400
Brad Canada	20975 Anthony Rd Westfield, IN 46062		12/23/20	763-471-4683
Janifer Canada	20975 Anthony Rd Westfield, IN 46062		12/23/20	317-508-2288
Jim May	5620 Pine Hill Dr Noblesville, IN 46062		12/24/20	317-385-4963
Janet Pisenberry-May	5620 Pine Hill Dr Noblesville, IN 46062	Janet Pisenberry-May	12/24/20	317-877-2146
Cathy Bjorkman	5635 Pinckney II Blvd Noblesville, IN 46062	Cathy Bjorkman	12/24/20	317-727-1666
Bret Dawson	401 North Union St Westfield, IN 46079		12/26/20	317-209-8161
Harry Schmits	10940 Chapel Woods Blvd. South Noblesville, IN	Harry Schmits	12/26/20	317-443-2347
Dave Monaco	16508 GLENEAGLES CT. NOBLESVILLE, IN 46060	DAVE MONICO	12/24/2020	317-344-4556
Amy Hittle-Rusher	20831 Anthony Rd Westfield 46062	Amy Hittle-Rusher	12-26-20	317-710-1061
Justin R. Rusher	20831 Anthony Rd Westfield, IN 46062		12-26-20	317-710-6398
Alison Hittle	20831 Anthony Rd Westfield, IN 46062	Alison Hittle	12/26/20	317-601-4090
Cathy Biggers	5755 Bradston Way Indpls IN 46237	Cathy L Biggers	12/27/20	317-409-3738
Linda Blough	20818 Anthony Rd Westfield, IN 46062	Linda Blough	1-6-21	317-877-6706

## Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Marcus Jost	21344 Anthony Rd. Westfield, IN 46062	Marcus Jost	01/07	317 508 7552 marcusjost@gmail.com
Sandra Dunbar	21344 Anthony Rd Westfield, IN 46062	Sandra B. Dunbar	01/07	317-402-4650 sdunbar213@gmail.com
Amanda Hunt	2314 Highwood Dr Westfield, IN 46074	Amanda Hunt	01/08	(317) 565-9835 anunt198950@gmail.com
Michael Graber	21250 Anthony Rd Westfield, IN 46062	Michael Graber	01/10	317 274 5571
Jill Graber	21250 Anthony Rd Westfield, IN 46062	Jill A. Graber	01/10	317-374-1634 jngraber@yahoo.com
Joel Sommer	21244 Anthony Rd. Westfield, IN 46704	Joel Sommer	1/10	317 417 7600 joel.sommer@hotmail.com
Heather Sommer	21244 Anthony Rd Westfield, IN 46074	Heather Sommer	1/11	
MariSSa Mangin	401 N Union St Westfield IN 46174	MariSSa Mangin	2/22	(317) 606 6171 mangin21manssa@gmail
Kevin Mangin	6882 Bladston Rd Noblesville IN 46062	Kevin Mangin	1/22	317-716-2654 kmangin@kefcruss.com



Name Address Signature Date Phone/Email

Ralph R Hatfield 5593 Pine Hill dr. 1-6-21 317-797-1497  
Ralph R Hatfield 5593 Pine Hill Dr 1-7-21 317-441-8327

Name Address Signature Date Phone/Email

## Westfield/Washington Township Citizens Against Northpoint II Industrial Park

We call on the Mayor, City Council, and Advisory Plan Commission of Westfield to **deny** Northpoint Owners request to re-zone 183+ acres of Rural Residential land to Industrial Use.  
Deny approval of Ordinance 20-25 (Petition Docket #2008-PUD-09)

A plan to destroy 183+ acres of beautiful farmland and trees and replace it with an industrial park with over 57 possible, unsavory land uses, has been submitted to the city of Westfield.

Why should you care? Why does this matter? It matters because...

The area of proposed development (immediately north of Hgwy. 38, east of Anthony Rd., and west of Hinkle Rd.) has been classified as Northeast Rural Residential in the Westfield-Washington Township Comprehensive Plan. In fact, the Plan states that this area "will be designated as rural for the foreseeable future...development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy". The Northpoint II proposal violates the City's own plan!

This proposal will lead to the destruction of the rural lifestyle of our area. There is no amount of buffer or development standards that would protect our area's rural charm from this type of intrusion. The rural character of this area would be completely changed forever.

It will negatively impact our health and safety. Increased traffic, skyrocketing volume of commercial truck traffic, air pollution, noise pollution, light pollution, contaminated ground water, trash blowing around, businesses operating at all hours of day & night - all are detrimental to our health, safety and wellbeing.

It will decrease our property values. Most made a thoughtful choice to live in this area. Many have invested a sizeable amount of money, time and heart into their homes. Industrial development will decrease the desirableness of our area.

Tell the City that we want to preserve our rural lifestyle...we request that they adhere to the Comprehensive Plan, keep rural areas safe from industrial development, and leave the solitude of the country in place.

City of Westfield, please don't turn all the areas that make Westfield beautiful and unique into commercial spaces!

Please join us in signing this petition if you feel the land should remain as it is...rural. Your support, by signing this petition, will be used to communicate to the Mayor, City Council and Advisory Plan Commission. Thank you for your time and consideration.

We the undersigned request that the City of Westfield deny Ordinance 20-25.

Name	Address	Signature	Date	Phone/Email
Jill Bracken Emerson	20803 Anthony Rd Westfield, IN	Jill Bracken Emerson	1-22-2009	317-372-3047
JAMES EMERSON	20803 Anthony Rd Westfield	JAMES EMERSON	1-22-2009	317-334-1966

## Westfield/Washington Township Citizens Against Northpoint II Industrial Park

We call on the Mayor, City Council, and Advisory Plan Commission of Westfield to **deny** Northpoint Owners request to re-zone 183+ acres of Rural Residential land to Industrial Use.

Deny approval of Ordinance 20-25 (Petition Docket #2008-PUD-09)

A plan to destroy 183+ acres of beautiful farmland and trees and replace it with an industrial park with over 57 possible, unsavory land uses, has been submitted to the city of Westfield.

Why should you care? Why does this matter? It matters because...

The area of proposed development (immediately north of Hgwy. 38, east of Anthony Rd., and west of Hinkle Rd.) has been classified as Northeast Rural Residential in the Westfield-Washington Township Comprehensive Plan. In fact, the Plan states that this area "will be designated as rural for the foreseeable future...development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy". The Northpoint II proposal violates the City's own plan!

This proposal will lead to the destruction of the rural lifestyle of our area. There is no amount of buffer or development standards that would protect our area's rural charm from this type of intrusion. The rural character of this area would be completely changed forever.

It will negatively impact our health and safety. Increased traffic, skyrocketing volume of commercial truck traffic, air pollution, noise pollution, light pollution, contaminated ground water, trash blowing around, businesses operating at all hours of day & night - all are detrimental to our health, safety and wellbeing.



It will decrease our property values. Most made a thoughtful choice to live in this area. Many have invested a sizeable amount of money, time and heart into their homes. Industrial development will decrease the desirableness of our area.

Tell the City that we want to preserve our rural lifestyle...we request that they adhere to the Comprehensive Plan, keep rural areas safe from industrial development, and leave the solitude of the country in place.

City of Westfield, please don't turn all the areas that make Westfield beautiful and unique into commercial spaces!

Please join us in signing this petition if you feel the land should remain as it is...rural. Your support, by signing this petition, will be used to communicate to the Mayor, City Council and Advisory Plan Commission. Thank you for your time and consideration.

We the undersigned request that the City of Westfield deny Ordinance 20-25.

Name	Address	Signature	Date	Phone/Email
Amenda Smith	21575 Anthony Rd.		1/11/21	asmith@orionet
	21575 Anthony Rd.	Ryan Smith	1-14-21	RSmith@CapCity
Mia Smith	21575 Anthony Road	Mia Smith	1/11/21	Fence.Guy

## Westfield/Washington Township Citizens Against Northpoint II Industrial Park

We call on the Mayor, City Council, and Advisory Plan Commission of Westfield to **deny** Northpoint Owners request to re-zone 183+ acres of Rural Residential land to Industrial Use.  
Deny approval of Ordinance 20-25 (Petition Docket #2008-PUD-09)

A plan to destroy 183+ acres of beautiful farmland and trees and replace it with an industrial park with over 57 possible, unsavory land uses, has been submitted to the city of Westfield.

Why should you care? Why does this matter? It matters because...

The area of proposed development (immediately north of Hgwy. 38, east of Anthony Rd., and west of Hinkle Rd.) has been classified as Northeast Rural Residential in the Westfield-Washington Township Comprehensive Plan. In fact, the Plan states that this area "will be designated as rural for the foreseeable future...development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy". The Northpoint II proposal violates the City's own plan!

This proposal will lead to the destruction of the rural lifestyle of our area. There is no amount of buffer or development standards that would protect our area's rural charm from this type of intrusion. The rural character of this area would be completely changed forever.

It will negatively impact our health and safety. Increased traffic, skyrocketing volume of commercial truck traffic, air pollution, noise pollution, light pollution, contaminated ground water, trash blowing around, businesses operating at all hours of day & night - all are detrimental to our health, safety and wellbeing.

It will decrease our property values. Most made a thoughtful choice to live in this area. Many have invested a sizeable amount of money, time and heart into their homes. Industrial development will decrease the desirableness of our area.

Tell the City that we want to preserve our rural lifestyle...we request that they adhere to the Comprehensive Plan, keep rural areas safe from industrial development, and leave the solitude of the country in place.

City of Westfield, please don't turn all the areas that make Westfield beautiful and unique into commercial spaces!

Please join us in signing this petition if you feel the land should remain as it is...rural. Your support, by signing this petition, will be used to communicate to the Mayor, City Council and Advisory Plan Commission. Thank you for your time and consideration.

We the undersigned request that the City of Westfield deny Ordinance 20-25.

Name	Address	Signature	Date	Phone/Email
Heather Humphrey	5171 Sheridan Rd.	Heather Humphrey	1-20-20	heatherlynn402@gmail.com
Mark Humphrey	5171 Sheridan Rd	[Signature]	1/20/21	mmhumphrey@hotmail.com



## Westfield/Washington Township Citizens Against Northpoint II Industrial Park

We call on the Mayor, City Council, and Advisory Plan Commission of Westfield to **deny** Northpoint Owners request to re-zone 183+ acres of Rural Residential land to Industrial Use.

Deny approval of Ordinance 20-25 (Petition Docket #2008-PUD-09)

A plan to destroy 183+ acres of beautiful farmland and trees and replace it with an industrial park with over 57 possible, unsavory land uses, has been submitted to the city of Westfield.

Why should you care? Why does this matter? It matters because...

The area of proposed development (immediately north of Hgwy. 38, east of Anthony Rd., and west of Hinkle Rd.) has been classified as Northeast Rural Residential in the Westfield-Washington Township Comprehensive Plan. In fact, the Plan states that this area "will be designated as rural for the foreseeable future...development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy". The Northpoint II proposal violates the City's own plan!

This proposal will lead to the destruction of the rural lifestyle of our area. There is no amount of buffer or development standards that would protect our area's rural charm from this type of intrusion. The rural character of this area would be completely changed forever.

It will negatively impact our health and safety. Increased traffic, skyrocketing volume of commercial truck traffic, air pollution, noise pollution, light pollution, contaminated ground water, trash blowing around, businesses operating at all hours of day & night - all are detrimental to our health, safety and wellbeing.

It will decrease our property values. Most made a thoughtful choice to live in this area. Many have invested a sizeable amount of money, time and heart into their homes. Industrial development will decrease the desirableness of our area.

Tell the City that we want to preserve our rural lifestyle...we request that they adhere to the Comprehensive Plan, keep rural areas safe from industrial development, and leave the solitude of the country in place.

City of Westfield, please don't turn all the areas that make Westfield beautiful and unique into commercial spaces!

Please join us in signing this petition if you feel the land should remain as it is...rural. Your support, by signing this petition, will be used to communicate to the Mayor, City Council and Advisory Plan Commission. Thank you for your time and consideration.

We the undersigned request that the City of Westfield deny Ordinance 20-25.

Name	Address	Signature	Date	Phone/Email
Paige Hackman	1126 Saw Mill Dr Mableton, IN 46062	Paige A. Hackman	1/8/21	317-910-0392 paige.a.hackman@gmail.com
Ronald Keith Hunt	15612 Oak Rd Carmel, IN 46033	R. Keith Hunt	1/11/21	317-697-6369 RKH156@AOL.COM
Charles Ray Hunt	15602 Oak Rd Carmel IN 46033	Charles Ray Hunt	1/12/21	317-439-1676 rayshorass@aol.com
Dennis Allen Hunt	15710 Oak Rd Carmel, IN 46033	Dennis A. Hunt	1/14/21	(317) 407-3800 ins@dennishunt.net